BOOK 10178 PG 128

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September 19 96

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GHASEM M. ALVIRI (NAME)	PACIFIC SOUTHWEST BANK (NAME)	128-10-41
7945 SAWYER BROWN ROAD (ADDRESS)	800 N SHORELINE BLVD, SUITE 200 (ADDRESS)	09D-06336
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	CORPUS CHRISTI, TX 78469-9940 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RODGER T. MOORE AND WIFE, JENNIFER L. MOORE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GHASEM M. ALVIRI AND SOGHRA KHALAJ, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in DAVIDSON County, Tennessee, being Lot No. 19, on the Plan of STACY SQUARE, SECTION 2, of record in Book 4175, page 30, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to RODGER T. MOORE, UNMARRIED, by deed from James E. Cox and wife, Stella Virginia Cox, of record in Book 9427, page 983, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

JENNIFER L. MOORE, wife of RODGER T. MOORE, joins in to convey any interest she may have by reason of her marital status in subject property.

This instrument is executed on behalf of RODGER T. MOORE AND WIFE, JENNIFER L. MOORE, by LINDA J. GROVES, as their Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: Survey dated August 21, 1996, made by:
JOHN B. KOHL, III, License No. 100
*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 7945 SAWYER BROWN ROAD, NASHVILLE, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 3rd day of September 19 96

RODGER T. MOORE
By: Rodger T. Moore by Linda J. Groves
LINDA J. GROVES, ATTORNEY-IN-FACT
JENNIFER L. MOORE
By: Jennifer L. Moore by Linda J. Groves
LINDA J. GROVES, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

_____

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____

and _____ respectively of the _____

the within named bargainor, and corporation, and that _____ as such _____

and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____

as such _____, and attesting the same by the said _____

as such _____.

Witness my hand and official seal at office at _____on this the _____

day of _____ 19_____ .

My commission expires _____ _____

Notary Public

4158 09/04 0101 03CHECK 379.00

*** LEGAL DESCRIPTION CONTINUATION

400 Seventh Avenue, South
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LINDA J. GROVES, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of RODGER T. MOORE AND WIFE, JENNIFER L. MOORE, as their Attorney-in-Fact, as the free act and deed of the within named RODGER T. MOORE AND WIFE, JENNIFER L. MOORE.

WITNESS my hand and official seal at Nashville, Tennessee, this 3RD day of SEPTEMBER, 1996.

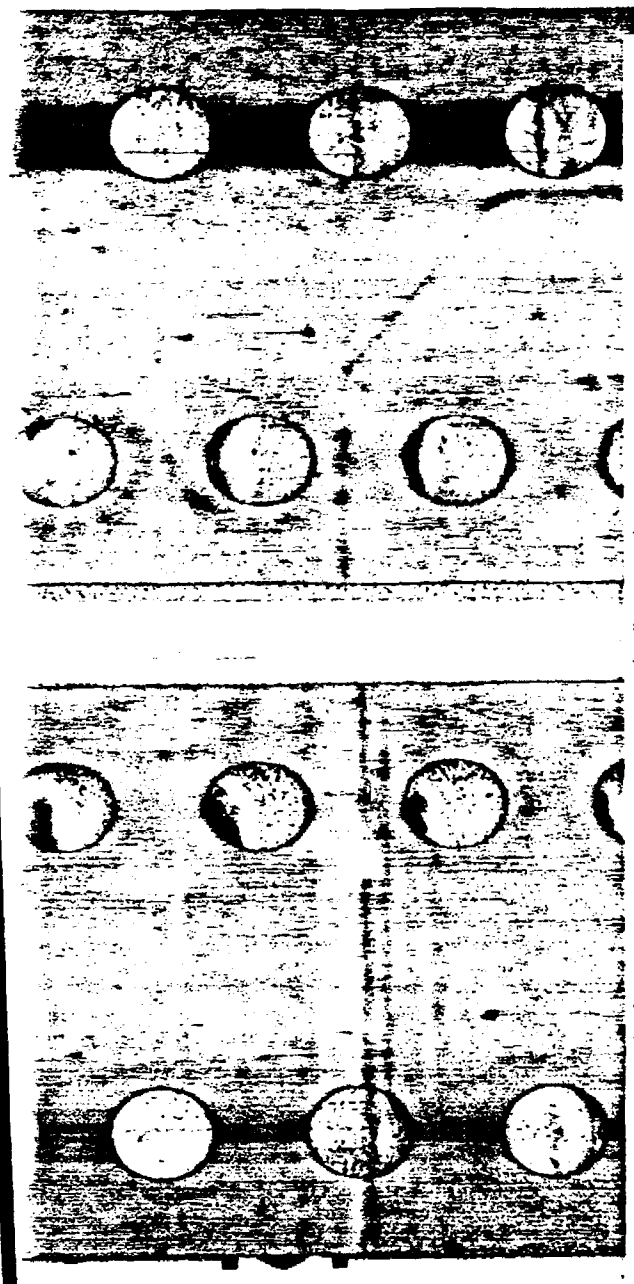
My Commission Expires: 07/26/97

NOTARY PUBLIC I. DYKE TATUM

NOTARY PUBLIC AT LARGE

0221222
IDENTIF. & REFERENCE

96 SEP -4 PM 2:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10178 PG 130

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT
				100000.00
				CON TX 370.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 379.00
				CHECK 379.00
09/04/96	01			14:19 0001 4158

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02221222
IDENTIF. & REFERENCE

96 SEP -4 PM 2:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026661