BOOK 10232 PG 81

WARRANTY DEED

Address New Owner as Follows:
American Realty & Investment
Corporation
P.O. Box 148148
Nashville, TN 37214

SEND TAX BILLS TO:
G.E. Capital Mortgage
P.O. Box 650584
Dallas, TX 75265-0584

THIS INSTRUMENT PREPARED BY:
American Escrow Service, Inc.
P. O. Box 148148
Nashville, Tennessee 37214
(615) 391-0655

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is:

$73,880.66

Affiant

MAP AND PARCEL
Map 96-14
Parcel 210

0238415
IDENTIF. & REFERENCE

96 OCT 21 PM 2:39
KELLY ... REGISTER
DAVIDSON COUNTY, TN.
PICK-UP

Subscribed and sworn to before me, this the 21st day of October, 1996.

DONALD R. O'GUIN NOTARY PUBLIC

Notary Public

My Commission Expires:

NOVEMBER 22,1997

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid by **American Realty & Investment Corporation**, (the "Grantee" herein) the receipt whereof is hereby acknowledged, the undersigned Grantor, **Naveed Iqbal and wife, Farhat Iqbal** (the "Grantors" herein), have this day bargained and sold, and by these presents does hereby transfer and convey unto the said **American Realty & Investment Corporation,** their successors, heirs and assigns, a certain interest in real estate in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 905 on the Plan of Cloverhill Subdivision, Section XI, of record in Book 2663, Page 26, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Naveed Iqbal and wife, Sandra Iqbal, by Installment Deed, from American Construction & Remodeling Corporation., of record in Book 7609, Page 582, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Naveed Iqbal by Quitclaim Deed from Sandra Iqbal, of record in Book 7837, Page 894, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the covenants of an Installment Deed of record in Book 7609, Page 582, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said interest in real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors, heirs and assigns forever. We, the Grantors covenant with the said Grantee, that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as herein set forth. We, the Grantor, do further covenant and bind ourselves, our successors, heirs, assigns, and representatives, to warrant and forever defend the title to the said real estate to the said Grantee, their

successors, heirs and assigns against the lawful claims of all persons whomsoever.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as are of record.

IN WITNESS WHEREOF We have hereunto set our hand on this the 21st day of October, 1996.

By: _____
Naveed Iqbal

By: _____
Farhat Iqbal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONAL ACKNOWLEDGEMENT

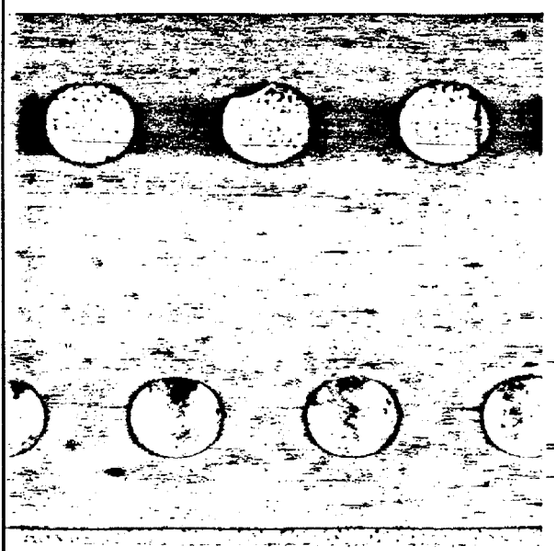
Before me, Donald R. O'Guin, Sr. a Notary Public in and for the State and County, the within named, Naveed Iqbal and wife, Farhat Iqbal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

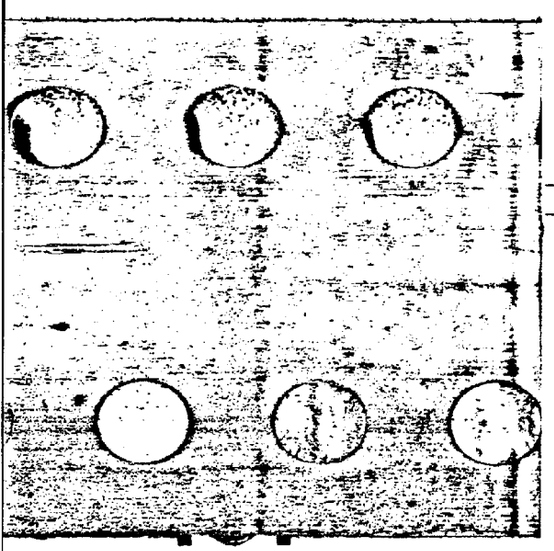
Witness my hand and official seal at Nashville, Tennessee, this 21st day of October, 1996.

_____
Notary Public

My commission expires November 22, 1997.

2451 10/21 0101 03CHECK 282.43





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10232 PG 83

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 73880.66
CON TX 273.43
PRFEE 1.00
WDEED 8.00
TOTAL 282.43
CHECK 282.43

10/21/96 01 14:45 0001 2451

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0238415
IDENTIF. & REFERENCE

96 OCT 21 PM 2:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Nº 1079445

No. [redacted]