WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 54,000.00

Affiant

Sworn to and subscribed before me this 24 day of Nov 1996.

NOTARY PUBLIC

My Commission Expires: 9-26-98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/248-2300

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Amir K. Karwandyar, et ux 226 Raymond St Nashville, TN 37211	Same	Map 133-1 Par. 332

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Earl C. Shacklett Contractors, Inc., hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Amir K. Karwandyar, and wife, Anar Gula Karwandyar hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 226 on the Plan of Sunrise Heights Addition, as of record in Book 421, page 2, Register's Office for said County.

Said Lot No. 226 fronts 50 feet on the southerly side of Raymond Street and runs back between parallel lines with the easterly margin of Keystone Avenue, 150 feet to an alley.

Being the same property conveyed to Earl C. Shacklett Contractors by deed from Billy Bowers, unmarried, of record in Book 9667, Page 952, Register's Office for Davidson County, Tennessee.

It is understood and agreed that Earl C. Shacklett Contractors and Earl C. Shacklett Contractors, Inc., are one in the same entities.

This is improved property known as 226 Raymond Street, Nashville, TN 37211 .

This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the 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, assigns 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 my our hand hands this 25 day of Oct, 1996.

EARL C. SHACKLETT CONTRACTORS, INC., BY:

_____ (Name) Title

STATE OF TENNESSEE,)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Earl Shacklett, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President, of Earl C Shacklett Contractors, the within named bargainer, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at Office this 25 day of Oct, 1996.

NOTARY PUBLIC

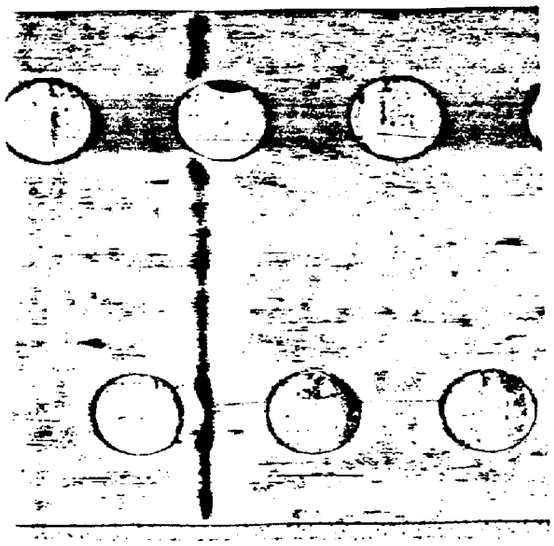
My Commission Expires 9-16-98

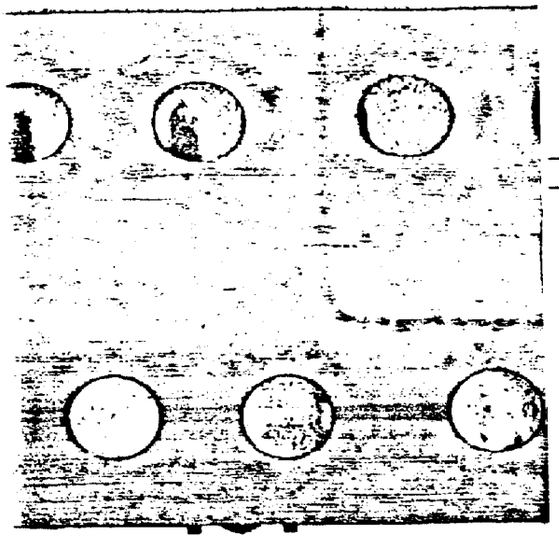
96 OCT 30 AM 10:51
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

PICK-UP

IDENTIFICATION REFERENCE
112414 21

577B 10/30 0101 03CHECK 208.80





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10242 PG 61

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 54000.00
CON TX 199.80
PRFEE 1.00
WDEED 8.00
TOTAL 208.80
CHECK 208.80

10/30/96 01 10:55 0001 5778

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0241421
IDENTIF. & REFERENCE

96 OCT 30 AM 10:52

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

Nº 1082732

No. [redacted]