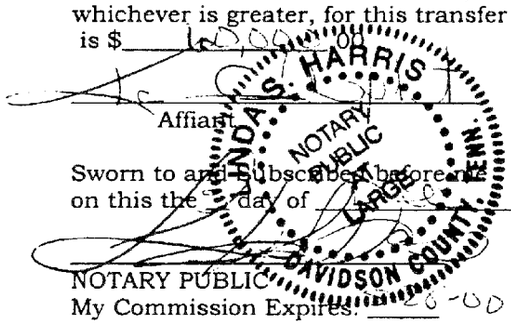
STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $ 135,000.00

Affiant

Sworn to and subscribed before me on this the 2nd day of August, 1996.



NOTARY PUBLIC
My Commission Expires: 2-8-00

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS- AT- LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

BOOK 10287 PG 866

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Mohsen Ghiassi	Century Mortgage Corp	108
3304 Quail View Drive	Two International Dr. Ste 507	12A
Nashville, TN 37214	Nashville, TN 37217	13500

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Cyrus Azhdari and wife, Shahla Azhdari, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto, Mohsen Ghiassi and wife, Aghdas Aghahossin, hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being a Unit No. 35, Lot No. 36 on the Plan of Quail Valley Section 4, Phase VII, on the condominium site plan of record in Book 5200, page 522, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Cyrus Azhdari and wife, Shahla Azhdari, by deed from Ferco Ltd., a Tennessee General Partnership of record in Book 8513, Page 205, Register's Office for Davidson County, Tennessee.

This is improved property, known as Condo #3304, Quail Valley Road, Nashville, Tennessee.

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

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

BOOK 10287 PG 867

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cyrus Azhdari and Shahla Azhdari, with whom I am personally acquainted, and who acknowledged that they executed the within power of attorney for the purposes therein contained, of their own free will and free from any coercion, whatsoever.

Witness my hand and official seal this 5th day of December, 1996.

Laura B Pc
NOTARY PUBLIC

My Commission Expires: 4-26-98

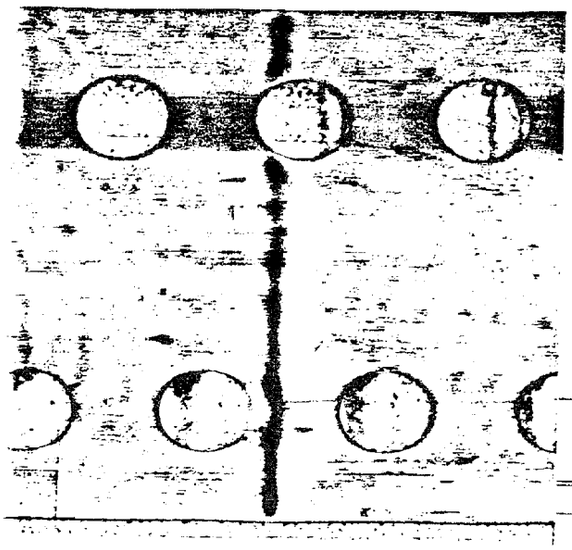
0255022

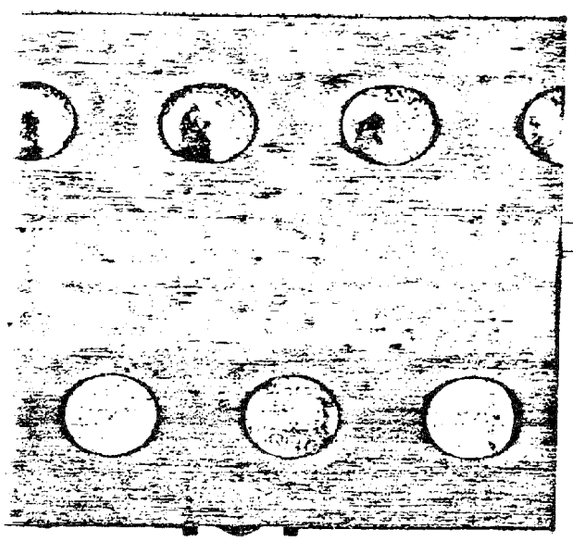
IDENTIFICATION REFERENCE

96 DEC 12 AM 8:27

DAVIDSON COUNTY, TN.

4715 12/12 0101 03CHECK 231.00





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

RECEIVED OF _____

FOR _____

BOOK 10287 PG 868

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 60000.00	
			CON TX	222.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	231.00
			CHECK	231.00
12/12/96	01		08:31 0001	4715

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0255022
IDENTIF. & REFERENCE

96 DEC 12 AM 8:27
REGISTER
DAVIDSON COUNTY, TN.

No. 1097343