This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

BOOK 10366 PG 828

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Aram Moayedi & Afsaneh Moayedi 116 Crestfield Place Franklin, TN 37069	NationsBanc Mortgage Corporation P. O. Box 35140 Louisville, KY 40232	133-12-0-160.00

WARRANTY DEED

For and in 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, I, **Nader K. Najafabadi,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Aram Moayedi and wife, Afsaneh Moayedi,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 38 on Elysian Fields Road, on the Plan of Valley View Meadows Subdivision, Section 3, as of record in Book 3700, page 93, Register's Office for said County, to which plan reference is here made for description.
>
> Being the same property conveyed to Nader Karshenas Najafabadi by deed from Kenneth R. Covington and wife, Barbara H. Covington of record in Book 8732, page 654, Register's Office of Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 1997 Taxes are a lien, but not yet due and payable.
2. Restrictive covenants contained in instrument of record in Book 3673, page 439, Book 3370, page 214, Book 4065, page 227 and Book 4082, page 106, said Register's Office.
3. All matters on the Plan of record in Book 3700, page 93, said Register's Office.
4. Easement for Seven Mile Creek.
5. Easement for Southern Bell Telephone & Telegraph underground cables across lot.
6. Easement for a 27" sewer line across property.
7. Easement to Radnor for a 24" trunk sewer line across property.
8. Subject to any and all building and zoning regulations of City, County and State.

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 I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

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AND I FURTHER covenant and bind myself, my 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.

This improved property is known as: 245 Elysian Fields Road, Nashville, TN 37211.

I, Katayoun Najafabadi, spouse of Grantor, do hereby join in this conveyance to convey any and all rights I might have in said property due to my marriage or otherwise.

WITNESS OUR HANDS THIS 28TH DAY OF FEBRUARY, 1997 IN FRANKLIN, TENNESSEE.

NADER K. NAJAFABADI

KATAYOUN NAJAFABADI

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Nader Karshenas Najafabadi and Katayoun Najafabadi,** the within named bargainor(s) with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 28th day of February, 1997 in Franklin, Tennessee.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 1-3-98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $84,500.00.

Ann Moyer
AFFIANT

Sworn to and subscribed to me, the undersigned, this 28th day of February, 1997, in Franklin, Tennessee.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 1-3-98

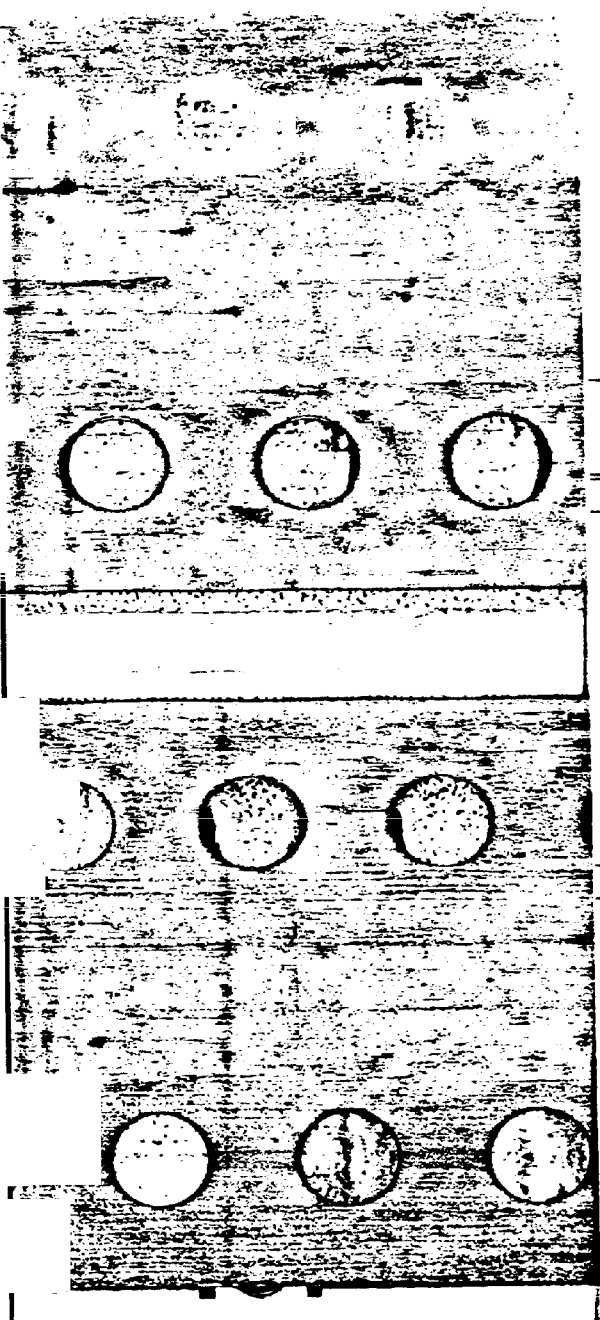
2169 03/04 0101 03CHECK 3.1.65

97 MAR -4 AM 9:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

02778403

5740.9700/ml
moayedi.wd



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10365 PG 830

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 84500.00
CON TX 312.65
PRFEE 1.00
WDEED 8.00
TOTAL 321.65
CHECK 321.65

03/04/97 01 09:15 0001 2169

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0278403
IDENTIF. ↑ REFERENCE

97 MAR -4 AM 9:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1122563