BOOK 10399 PG 658

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35343)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 1,050,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF March 19 97

_____
Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vidya Garapati (NAME)	SAME (NAME)	158-4-A-56
57 Annadale (ADDRESS)	(ADDRESS)	158-4-A-55
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FH 26008/FH 26007

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, Seacrest Trading Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vidya Garapati, A Single Woman

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:

TRACT 1:
LAND in Davidson County, Tennessee, being Lot No. 27 on the Plan of Otter Wood, Section Two, of record in Book 6900, pages 458 through 462, and revised in Book 6900, pages 598 through 602; and in Book 8250, Page 631, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT 2:
LAND in Davidson County, Tennessee, being Lot No. 28 on the Plan of Otter Wood, Section Two, of record in Book 6900, pages 458 through 462, and revised in Book 6900, pages 598 through 602; [redacted] and in Book 8250, Page 631, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to TriStar Builders, Inc. by deed from Reza Aliabadi Hagh and wife, Simi Kholghi of record in Book 9724, Page 57 (Tract One) and Book 9724, Page 68 (Tract 2), Register's Office for Davidson County, Tennessee. **Said property was conveyed to Grantor by deed recorded simultaneously herewith.**
The foregoing is the same legal description as appears in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 57 Annadale, Nashville, TN 37215
(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 my hand this 27th day of March 19 97

Seacrest Trading Corporation
By: Ashley LaRoche, Secretary
President

BOOK 10399 PG 659

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 DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared ASHLEY E. LAROCHE and AJOY GANAPATI with whom I am personally acquainted and who upon ~~I~~ oath(s) acknowledged ~~himself~~ to be the SECRETARY and PRESIDENT respectively of the Seacrest Trading Corporation the within named bargainor, and corporation, and that ~~the~~ as such SECRETARY and PRESIDENT being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ASHLEY E. LAROCHE as such SECRETARY, and attesting the same by the said AJOY GANAPATI as such PRESIDENT.

Witness my hand and official seal at office at Nashville, Tennessee on this the 27th day of March 1997.

My commission expires 11/28/98

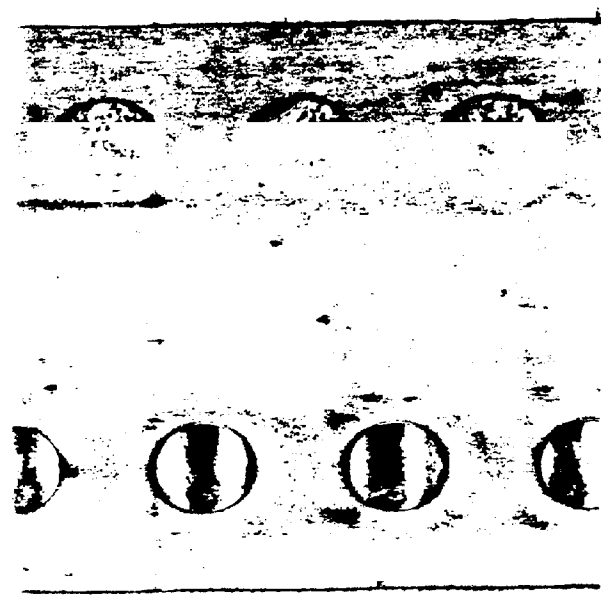
_____
Notary Public

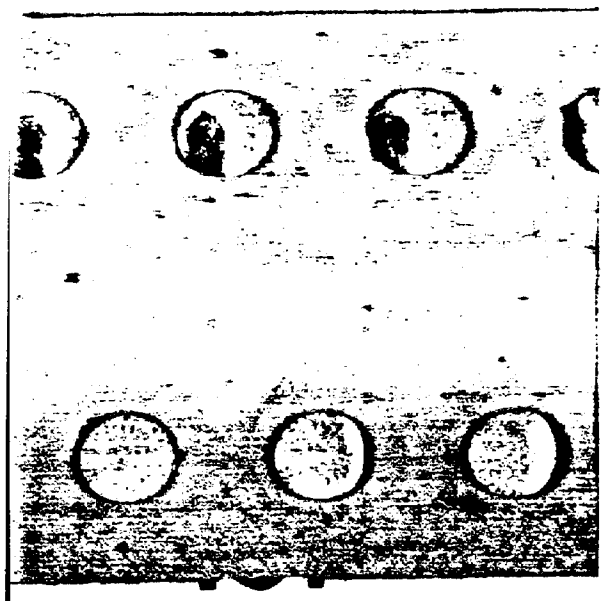
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0289397
IDENTIFICATION REFERENCE

97 APR -1 PM 3:46

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10399 PG 660

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

CAPT

1050000.00
CON TX 3885.00
PRFEE 1.00
WDEED 8.00
TOTAL 3894.00
CHECK 3894.00

04/01/97 01 15:47 0001 3903

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0289397
IDENTIF. ↑ REFERENCE

97 APR -1 PM 3:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1134174