WARRANTY DEED

BOOK 10423 PG 774

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,900.00

B. Kim Crowell Shah
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 19 97

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL, NUMBERS
SYED Z. SHAH (NAME)	PACIFIC SOUTHWEST BANK (NAME)	91-7-293 ST
5216 MICHIGAN AVENUE (ADDRESS)	800 N SHORELINE BLVD, SUITE 200 (ADDRESS)	12W-14380
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	CORPUS CHRISTI, TX 78469-9940 (CITY) (STATE) (ZIP)	

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, C & B PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SYED Z. SHAH AND B. KIM CROWELL SHAH* AND TILTON CROWELL AND SHIRLEY A. CROWELL, HUSBAND AND WIFE, JOINT TENANTS WITH * HUSBAND AND WIFE RIGHT OF SURVIVORSHIP 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:

LAND in DAVIDSON County, Tennessee, being a portion of what was formerly 53rd Avenue, North, the same having been closed, vacated, and abandoned by Metropolitan Council Bill #75-1262, of record in Book 4929, page 917, Register's Office for DAVIDSON County, Tennessee.

SAID property fronts 50 feet on the northerly margin of Michigan Avenue and extends back between parallel lines 150.0 feet along the easterly margin of Lot No. 1201 of Block No. 181, on the Plan of West Nashville, of record in Book 57, page 75, Register's Office, to a line in the rear on the southerly margin of an alley and measuring 50.0 feet thereon.

BEING the same property conveyed to C & B PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by deed from Elizabeth M. Wilson, Successor Trustee, of record in Book 10358, page 387, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated April 4, 1997, made by:
JOHN B. KOHL, III, License No. 100
JOHN KOHL & COMPANY, P.C.

*** CONTINUED ***

This is unimproved ( ) improved (X) property, known as 5216 MICHIGAN AVENUE, NASHVILLE, TN 37209
(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 17th day of April, 19 97

C & B PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP

By:
N. T. CLINTON, PARTNER

BOOK 10423 PG 775

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 N. T. CLINTON and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the PARTNER and _____ respectively of the C & B PROPERTIES the within named bargainor, and corporation, and that he as such PARTNER and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said N. T. CLINTON as such PARTNER, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 17th day of April 19 97.

My commission expires July 26, 1997

I. DYKE TATUM Notary Public

***** CONTINUATION**

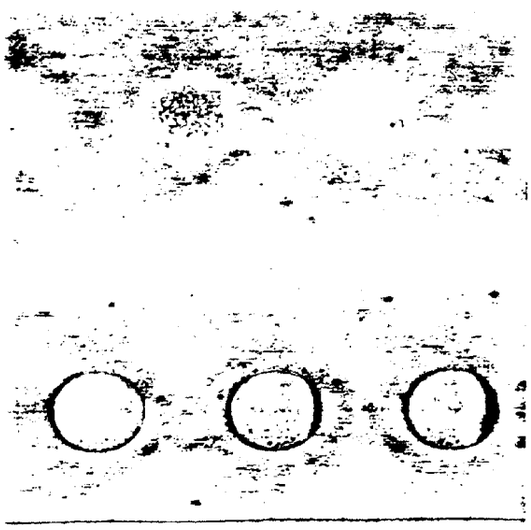
400 Seventh Avenue, South
Nashville, TN 37203

97 APR 21 PM 2:58

0296496

IDENTIFICATION REFERENCE

1736 04/21 0101 03CHECK 278.73



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

RECEIVED OF _____

FOR _____

BOOK 10423 PG 776

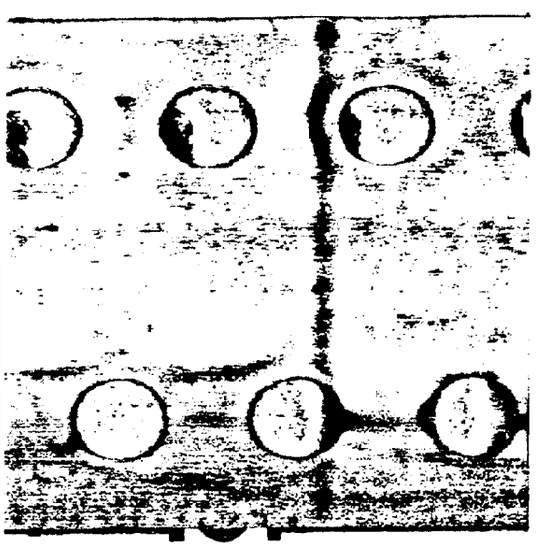
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 72900.00
CON TX 269.73
PRFEE 1.00
WDEED 8.00
TOTAL 278.73
CHECK 278.73

04/21/97 01 15:03 0001 1766

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0296496
IDENTIF. # REFERENCE

97 APR 21 PM 2:58

No. 1141223