WARRANTY DEED

BOOK 10433 PG 429

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: 5/8/97
(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
MARK T. PEDEN (NAME)	MID-STATE FINANCIAL SERVICES, INC. (NAME)	114-8-A-18CO
705 CEDAR CREST DRIVE (ADDRESS)	P. O. BOX 150865 (ADDRESS)	08DZ-78268
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37215 (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, ARAZ CONSTRUCTION, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK T. PEDEN, married

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 Lot No. 18, on the Plan of CEDAR CREST SUBDIVISION - PHASE I, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 6900, page 284, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to ARAZ CONSTRUCTION, LLC, by deed from Shahnez Kheshti Djahanguiri and husband, Farakh Djahanguiri, of record in Book 10081, page 169, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of CEDAR CREST SUBDIVISION - PHASE I, A PLANNED UNIT DEVELOPMENT, as said areas are set forth and defined in Restrictions of record in Book 7213, page 973; Book 8424, page 405; Book 10086, page 772; and Book 10174, page 199; By-Laws of record in Book 8480, page 693; and Charter of record in Book 8424, page 180; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 705 CEDAR CREST DRIVE, 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 our hand s this 30th day of April 19 97

ARAZ CONSTRUCTION, LLC
By: Mohammad Reza Kheshti
MOHAMMAD R. KHESHTI, MEMBER
Attest:
GHOLAM R. KHESHTI, MEMBER

97 MAY -1 PM 4:05
REGISTER
DAVIDSON COUNTY, TN.

0300369
IDENTIFICATION REFERENCE

BOX 15

BOOK 10433 PG 430

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

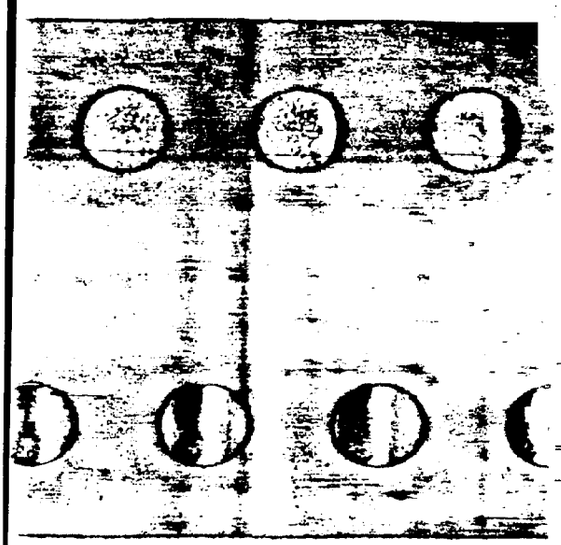
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared MOHAMMAD R. KHESHTI and GHOLAM R. KHESHTI with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the MEMBER and MEMBER respectively of the ARAZ CONSTRUCTION, LLC the within named bargainor, and corporation, and that they as such MEMBER and MEMBER being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said MOHAMMAD R. KHESHTI as such MEMBER, and attesting the same by the said GHOLAM R. KHESHTI as such MEMBER.

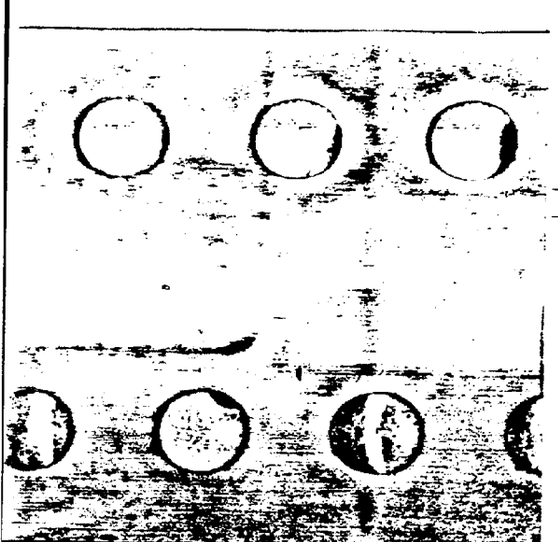
Witness my hand and official seal at office at NASHVILLE, TN on this the 30th day of April 1997.

My commission expires 5/7/97 _____
Notary Public

NOTARY PUBLIC AT LARGE

6051 05/01 0101 03CHECK 610.25





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

RECEIVED OF _____

FOR _____

BOOK 10438 PG 431

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	162500.00
CON TX	601.25
PRFEE	1.00
WDEED	8.00
TOTAL	610.25
CHECK	610.25

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK 0001 6051

0300369
IDENTIF. & REFERENCE

97 MAY -1 PM 4:05
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1146134