BOOK 10904 PG 22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,500.00

Azar M. Zarghooni
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April 19 98

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27 2001
(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
AZAR M. ZARGHOONI (NAME)	SAME (NAME)	114-8-A-11CO
404 SAYLORS COURT (ADDRESS)	(ADDRESS)	08DZ-78261
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	(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, BANA CONSTRUCTION CORP.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AZAR M. ZARGHOONI

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. 11, 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 BANA CONSTRUCTION CORP., by deed from Linda A. Kenaum, of record in Book 8245, page 303, 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 8425, 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

9617 04/28 0101 03CHECK 99.65

unimproved (X)
This is improved ( ) property, known as 301 WILLIAMS COURT, 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 23rd day of April 19 98

BANA CONSTRUCTION CORP.
By: Najibeh Khesht President
NAJIBEH KHESHTI, PRESIDENT

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 NAJIBEH KHESHTI and _____ with whom I am personally acquainted and who upon HER oath(s) acknowledged HERSELF to be the PRESIDENT and _____ respectively of the BANA CONSTRUCTION CORP. the within named bargainor, and corporation, and that she as such PRESIDENT 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 NAJIBEH KHESHTI as such PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 28th day of April 1998.

My commission expires May 27, 2001

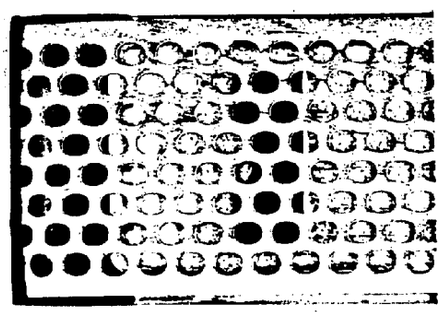
I. DYKE TATUM
Notary Public

0430660

IDENTIFICATION REFERENCE

98 APR 28 PM 2:19

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10904 PG 24

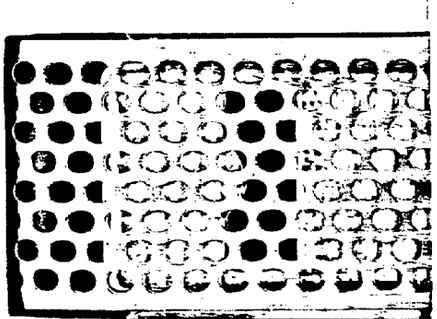
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 24500.00
CON TX 90.65
PRFEE 1.00
WDEED 8.00
TOTAL 99.65
CHECK 99.65

04/28/98 01 14:20 0001 9617

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0430660
IDENTIF. & REFERENCE
98 APR 28 PM 2:19
REGISTER
DAVIDSON COUNTY, TN

No. 1285715