18-B

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED BY THE PARTIES HERETO

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:

ZAHRA CHAHARLANG BAKHTIARI
301 McARTHUR DRIVE
MADISON, TN 37115

MAP AND PARCEL NO:

MAP 13, PARCELS 12, 18 & 19

SEND TAX BILLS TO:

SAME

The actual consideration or value, whichever is greater, for this transfer, is $23,000.00, this 29 **day of** April, **1998.**

Zahra ch Bakhtiari
AFFIANT

Sworn to and subscribed before me this 29 **day of** April, **1998.**

Denise C. Allis
NOTARY PUBLIC

DENISE C. ALLIS NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 5/28/2000

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, AMBRIDGE FARM, INC., A TENNESSEE CORPORATION, hereinafter referred to as GRANTOR, has this day bargained and sold, and does hereby transfer and convey unto the said ZAHRA CHAHARLANG BAKHTIARI, A MARRIED WOMAN, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON COUNTY, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 2.94 ACRES, MORE OR LESS, CLARKSVILLE PIKE, Nashville, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HER successors, heirs and assigns forever, the said corporation covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

Grantor further covenants and bind itself and its our successors, heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

By Grantee's acceptance of the herein deed, Grantee understands and agrees that Grantor makes no warranty as to the condition of the property described herein and conveys the property in 'as is' condition and that Grantor makes no warranty that the property described herein is in compliance with the environmental laws, rules or regulations, federal, state or local. This provision is for good and valuable consideration, including the within agreed purchase price for the real estate.

WITNESS the hand and seal of the corporation's duly authorized official on this the 29th day of April, 1997.

Alan Daniell PRESIDENT
Signature of Seller

STATE OF TENNESSEE :

COUNTY OF Davidson :

BEFORE ME, THE UNDERSIGNED, a notary public in and for the county and state abovementioned, personally appeared ALAN DANIELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be PRESIDENT (or other officer authorized to execute the instrument) of AMBRIDGE FARM, INC., the within named bargainor, a TENNESSEE CORPORATION, and that such PRESIDENT, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as such PRESIDENT.

Witness my official hand and seal, at office, in MADISON, Tennessee, on this 29 day of April, 1998.

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC LAKE TENN DAVIDSON COUNTY

My commission expires: 5/28/2000

EXHIBIT 'A'

A tract of land in the Second Civil District, Nashville, Davidson County, Tennessee; being generally located southwest of Clarksville Pike (Highway 41-A) at the Cheatham County Line, and being more particularly described as per the survey of Daniels & Associates, TN RLS NO. 1489, dated June 5, 1997, as follows:

Beginning at an existing iron pin on the southerly margin of Clarksville Pike at the northerly corner of George & Wanda Bracy of record in Book 10312, page 854, R.O.D.C., Tn.: thence leaving said southerly margin of Clarksville Pike and with the northerly boundary of Bracy S 86 deg. 09' 00" W 146.36 feet to an existing iron pin at the northeasterly corner of George A. Dillon et ux., of record in Book 169, page 403, R.O.C.C., TN,; thence, with said northerly boundary of Dillon S 87 deg. 51' 02" W 389.33 feet to an existing iron pin on the common County Line of Davidson and Cheatham Counties, said point also being the southeasterly corner of County Line Enterprises of record in Book 352, page 761, R.O.C.C., TN; thence, with said County Line N 20 deg. 44' 58" E 516.97 feet to an existing iron pin on the southerly margin of Clarksville Pike (Highway 41-A); thence, leaving said County Line and with said southerly margin of Clarksville Pike (Highway 41-A) S 37 deg. 28' 41" E 578.40 feet to the point of beginning, containing 127,947 square feet or 2.94 acres, more or less.

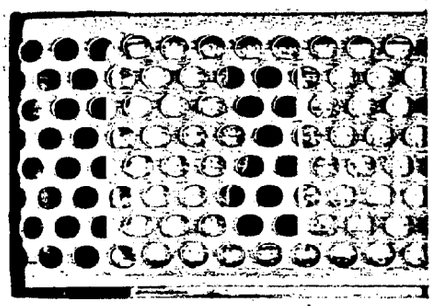
BEING the same property conveyed to Ambridge Farm, Inc., a Tennessee corporation, by Quitclaim Deed from County Line Enterprises, Inc., a Tennessee corporation, of record in Book 10541, page 770, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1998 and all future years.

04328846
IDENTIF. & REFERENCE
98 MAY -4 PM 12:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
1922 05/04 01:01 02CHECK 98.10

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



RECEIVED OF _____

FOR _____

BOOK 10912 PG 894

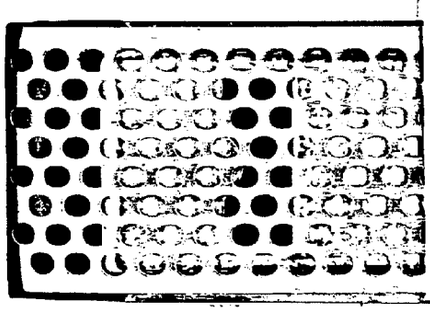
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 23000.00
CON TX 85.10
PRFEE 1.00
WDEED 12.00
TOTAL 98.10
CHECK 98.10

05/04/98 01 12:43 0001 1922

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



043284 6
IDENTIF. ↑ REFERENCE

98 MAY -4 PM 12:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287996