BOX 25-B

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, TN 37238-1545

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $13,000.00.

X _____
Affiant

Sworn to and subscribed before me this 15 day of July, 1998.

_____
NOTARY PUBLIC

My Commission Expires: 9-26-98

98 JUL 16 PM 12:22
REGISTER
DAVIDSON COUNTY, TN.

04631185
IDENTIFICATION REFERENCE

BOOK 11023 PAGE 197

ADDRESS - NEW OWNER
Nader Karshenas
709r Willowick Dr
Brentwood, TN 37027

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 162-5
Parcel 296

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **we, Jim A. Attar and Ghassan A. Husseini**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Nader Karshenas**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows:

Bounded on the southwest by Ash Grove Drive; on the northeast by Hickory Valley Subdivision, Section 2 as of record in Book 4175, page 158, Register's Office for Davidson County, Tennessee; and on the East by Hickory View Subdivision, Section 1, as of record in Book 5210, page 221, said Register's Office.

Being the same property conveyed to AAA Realty Company by deed from Randall Phillips Builders, Inc., of record in Book 5493, page 961, Register's Office for Davidson County, Tennessee, said property having been divested out of said AAA Realty Company and into Jim A. Attar and Ghassan A. Husseini by *Report of Sale*, of record in Book 9607, page 341 and by *Final Decree Confirming Sale*, of record in Book 9607, page 339, said Register's Office, and by order of the Chancery Court for Davidson County, Tennessee, of record in Book 10497, page 657, said Register's Office.

This is property known as Ash Grove Drive, Nashville, TN 37211.

The above described property is not the place of usual residence of Grantors, herein.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 15 day of July, 1998.

Jim A. Attar

Ghassan A. Husseini

State of Tennessee)
County of Davidson)

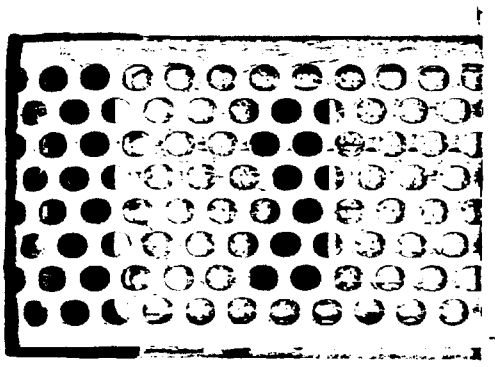
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Jim A. Attar and Ghassan A. Husseini**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15 of July, 1998.

NOTARY PUBLIC

My Commission Expires: 9-26-98

4348 07/16 0101 03CHECK 59.10



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11023 PAGE 199

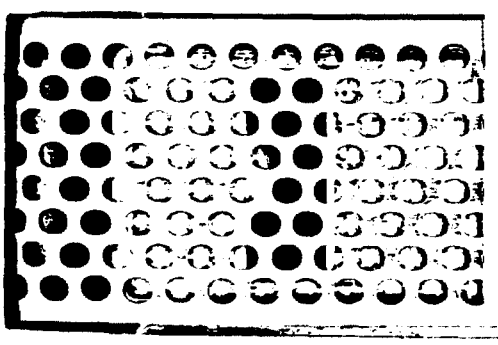
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 13000.00
CON TX 48.10
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 59.10
CHECK 59.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/16/98 01 12:25 0001 4348



98 JUL 16 PM 12:22

0463185

IDENTIF. # REFERENCE

No.1320038