WARRANTY DEED

BOOK 4992 PAGE 920

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morris Eshaghpour Contracting Corporation (NAME)	Same (NAME)	Map 128-10
5314 Harding Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pars. 180,181
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

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 of which is hereby acknowledged,

I, I. R. SCHULMAN, TRUSTEE,

have bargained and sold, and by these presents do transfer and convey unto the said MORRIS ESHAGHPOUR CONTRACTING CORPORATION, a Tennessee corporation, its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lots Nos. 175 and 176 on the Plan of Stacy Square, Section IV, of record in Book 4460, page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 175 begins at a point on the westerly side of Hicks Road, the common front corner of Lots Nos. 174 and 175; thence South 85° 19' 12" West, 124.3 feet to a concrete monument; thence North 42° 54' West, 127.4 feet to a point in the easterly right-of-way of Interstate Highway 40; thence northerly along said Interstate right-of-way along a curve, having a radius of 4924.65 feet, a distance of 33.75 feet to a concrete monument; thence South 61° 39' 22" East, 40.00 feet to a concrete monument; thence leaving said right-of-way South 78° 03' East 163.5 feet to the westerly margin of Hicks Road; thence along said margin of Hicks Road southwardly 60.00 feet to the point of beginning.

Said Lot No. 176 fronts 65.00 feet on the westerly margin of Hicks Road and runs back 163.5 feet on the southerly line and 142.9 feet on the northerly line to a dead line in the rear on which it measures 83.42 feet.

This instrument prepared by:
Schulman, McCarley, Hollins and Pride
P. O. Box 2707
Nashville, Tennessee 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 3,500.00

Affiant

Subscribed and sworn to before me, this the 30th day of January 19 76

Notary Public

My commission expires: 5-2-77
(Affix Seal)

Being part of the property conveyed to I. R. Schulman, Trustee, with full power, by deed from James E. Patterson and wife, of record in Book 4094, page 783, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4504, page 406, Register's Office for Davidson County, Tennessee; owner's certificate, 30-foot building set-back lines from Hicks Road, an anchor easement in the north-east corner of lot No. 175 and the southeast corner of Lot No. 176 and drainage and public utility easements, as shown on plan of record in Book 4460, page 12, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as ... Hicks Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MORRIS ESHAGHPOUR CONTRACTING CORPORATION, a Tennessee corporation, its successors ~~heirs~~ *and assigns, forever.*

And I *do covenant with the said* Morris Eshaghpour Contracting Corporation *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except as hereinabove set forth, and taxes for the year 1976, subject to which this conveyance is executed.

And I, I. R. Schulman, Trustee, *do further covenant and bind* myself, my successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Morris Eshaghpour Contracting Corporation, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 30th *day of* January, *19*76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

I. R. Schulman Trustee
I. R. Schulman, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Carole Hearn, a Notary Public in and for said County and State, the within named I. R. Schulman, Trustee,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this day of January, 1976.

Carole Hearn
Notary Public.

Commission Expires Oct. 5-2-77.

THE EDGE ★ NOTARY PUBLIC

STATE OF
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, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be.....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

RECORDER'S MEMO
Legibility of writing, typing or printing unsatisfactory in this document when received.

WARRANTY DEED

FROM

I. R. Schulman, Trustee

TO

Morris Eshaghpour
Contracting Corporation

D 34232

INSTRUMENT REFERENCE

JAN 31 11 56 AM '76

REGISTER

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238

JAN30'76	CONV	*5,500.00			
JAN30'76	S'TAX		B*	14.30	
JAN30'76	PR'FEE		B*	.50	
JAN30'76	W'DEED		B*	8.00	* 22.80