WARRANTY DEED

BOOK 5880 PAGE 366

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

T. Richard Rust, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 1982

Francis M. Shoulders
Notary Public

MY COMMISSION EXPIRES: January 15, 1983
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Theodore E. Carver, Atty. 302 Lauderdale Road, Nashville, Tenn. 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morris Eshaghpour Contracting Corp. (NAME)	same (NAME)	128-138
7401 Dungeon Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Ooltewah Tenn 37331 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, T. Richard Rust, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Morris Eshaghpour Contracting Corporation

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:

See attached legal description, denominated Exhibit #1

RUSH

IDENTIF. REFERENCE T

MAY 3 | 57 PM '82
FELIX A. ELLISON, JR. REGISTER
DAVIDSON COUNTY, TN

C.8.9660

unimproved (X)
This is improved ( ) property, known as _____ (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 3rd day of May, 1982

T. Richard Rust, Trustee

T. Richard Rust, Trustee

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Francis M. Hamilton, II, a Notary Public in and for said County and State, the within named T. Richard Rust, 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 3rd day of May, 1982

Commission Expires January 15, 1983

Francis M. Hamilton, II, Notary Public.

STATE OF
County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { he / they } as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____ Notary Public

WARRANTY DEED

FROM

TO

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

EXHIBIT #1

Land in Davidson County, Tennessee, being a 7.2 acre tract in the Ninth Civil District, more specifically described according to a survey by James A. Hamilton, Jr., registered Land Surveyor, dated July 14, 1978, as follows:

Beginning at a concrete monument in the Northwesterly rear corner of Lot No. 155 on the plan of Stacy Square Subdivision, Section 4, of record in Book 4460, Page 12, R.O.D.C.T., said point being in the margin of the right-of-way of U.S. Interstate 40; thence in a South Westerly direction with the margin of said right of way 752.07 feet along a curve (d= 8° 45'; R= 4924.65'; T= 376.76'; L= 752.07'; Chord= S 50° 15' 15" W. 751.32') to a fence post corner; thence S 26° 34' 01" E 472.89 feet to an iron pin; thence S 87° 35' E 321.6 feet to a point in the right of way of Sawyer Brown Road; thence N 3° 49' E 135.61 feet to an iron pin; thence N 2° 31' E 154.25 feet to an iron pin in the corter of Sawyer Brown Drive; thence N 2° 07' E 196.63 feet to a concrete monument; thence N 4° 46' E 7.35 feet to a concrete monument; thence N 2° 51' 54" E 423.84 feet to the point of beginning.

Technically included in the above description but specifically excluded from the sale noticed herein, as having previously been released by partial releases of the lien of said installment deed, are the following two tracts of land:

Tract 1

Being part of a 7.2 acre tract surveyed by James A. Hamilton, Jr., Consulting Engineers, dated, July 14, 1978, as follows:

Beginning at a concrete monument in the Southeasterly margin of I-40 said point being the N.W. corner of Lot #155, Stacy Square, Section IV as of record in Book 4460, Page 12, Register's Office of Davidson County, Tennessee; thence S 2° 51' 54" W 423.84 feet to a point, said point being the common corner of Stacy Square, Section IV and Stacy Square Section III as of record in Book 4175, Page 154; thence S 4° 46' W 7.35 feet to a point: thence S 2° 07' W 130 feet more or less to a point, thence Northwesterly 422 feet more or less to a point in the Southerly right of way of I-40 thence with the curve to the left radius equaling 4,924 feet more or less a distance of 391 feet more or less to the point of beginning containing 1.9 acres more or less but no further or otherwise.

Tract 2

BEING a tract of land in the First Civil District of Metropolitan Nashville - Davidson County, Tennessee, and further being a portion of the property conveyed from T. Richard Rust, Trustee, to Timothy R. Turner, Trustee, as of Record in Book 5340, Page 511, of the Register's Office of Davidson County, and more particularly described as follows:

BEGINNING at an iron pin on the centerline of the dead-end of Sawyer Brown Road; thence south 2 degrees, 31 minutes west, 154.25 feet to a point; thence south 3 degrees, 49 minutes west, 44.78 feet to a point; thence north 40 degrees, 24 minutes west, 113.16 feet to a point; thence north 49 degrees, 36 minutes east, 180.00 feet to a point; thence north 63 degrees, 6 minutes east, 93.11 feet to a concrete monument; thence south 2 degrees, 7 minutes west, 136.63 feet to the point of beginning and containing 1.025 acres more or less.

Being the same property conveyed to T. Richard Rust, Trustee, by trustee's deed from Theodore E. Carver, Trustee, of record in the Register's Office for Davidson County, Tennessee.

5106 05/03 49.50- CHECK

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

15000.00- CO
39.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 48.50-
5106A05/03/62 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.8.9 6 6 0

IDENTIF. REFERENCE

MAY 3 1 57 PM '02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 879125