FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000

Kay B. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 1986

Wanda L. Potts
Notary Public

MY COMMISSION EXPIRES: 1/14/88

(AFFIX SEAL)

BOOK 6815 PAGE 754

THIS INSTRUMENT WAS PREPARED BY
Branch H. Henard, III, Attorney, 200 Church Street, Nashville, TN
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Morris Eshaghpour (NAME) | (same) (NAME) | 155-8-A |
| 125 Belle Forest Circle (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Part 18 19 39, 44 & 45 Is |
| Nashville; TN 37221 (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, Poplar Creek Development Co.

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:

Land in Davidson County, Tennessee, being Lots 18, 19, 39, 44 and 45, Poplar Creek Estates, Phase I of record in Book 6250, page 647, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Poplar Creek Development Co., Inc. a Tennessee Corporation, by deed from Cecil D. Branstetter and wife, Charlotte C. Branstetter of record in Book 6591, page 628, said Register's Office, and part of two tracts conveyed to Poplar Creek Development Co., Inc. by deed from Morris A. Webb and wife, Eddie M. Webb in Book 6613, page 529, Register's Office for Davidson County, Tennessee.

Poplar Creek Development Co., Inc. and Poplar Creek Development Co. being one and the same entity.

87031

IDENTIFICATION REFERENCE

MAR 28 2 15 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

CHECK

This is unimproved ( ) X 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 hand this 25th day of March, 1986

POPLAR CREEK DEVELOPMENT CO.

By: Kay B. Johnson
President

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Wanda R. Patton, a Notary Public in and for said County and State, the within named Davidson-Lennaan

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 Nashville, Tennessee, this 25th day of March, 1986.

Commission Expires 1/19/88

Wanda R. Patton Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, Wanda R. Patton a Notary Public in and for the State and County aforesaid, personally appeared Kay B. Johnson

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her/~~himself~~ to be the President of the Poplar Creek Development Co. a corporation, and that she as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by her/~~himself~~ as President

Witness my hand and official seal at Nashville, Tennessee, this 25 day of March, 1986.

Commission Expires 1/19/88

Wanda R. Patton Notary Public

WARRANTY DEED

FROM

POPLAR CREEK DEVELOPMENT CO.

TO

MORRIS ESHAGHPOUR

CONTRACTING CORPORATION

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

**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 |
|---|---|---|---|---|

100000.00- CONT.
260.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 266.50-
7725A03/28/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

87031

IDENTIFICATION REFERENCE

MAR 28 2 35 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 231935