This instrument prepared by
Nella Schneider Hunt, Attorney
Attorneys Title Company, Inc.
222 Third Avenue, North
Nashville, Tennessee 37201

WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Morris Eshaghpour Contracting Corp. (NAME)	Same (NAME)	155-8A-30,31,32,
125 Belle Forest Circle (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	33,34 & 36
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Same (CITY) (STATE) (ZIP)	

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,

BOOK 6885 PAGE 602

POPLAR CREEK DEVELOPMENT CO. *has bargained and sold, and does hereby transfer and convey unto the said* MORRIS ESHAGHPOUR CONTRACTING CORP. its *(successors), ~~heirs~~ and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lots Nos. 30, 31, 32, 33, 34 & 36 of 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 part of the same property conveyed to Poplar Creek Development Co., a Tennessee Corporation, by deed from Cecil D. Branstetter and wife, Charlotte D. Branstetter, of record in Book 6591, page 628, and by deed from Morris A. Webb and wife, Eddie M. Webb, of record in Book 6613, page 529, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: (SEE ATTACHED EXHIBIT "A")

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 120,000.00

Subscribed and sworn to before me, this the 12th day of June 19 86

Affiant

My commission expires: April 19 1987 (Affix Seal)

Notary Public

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Morris Eshaghpour Contracting Corp. its *(successors),* ~~heirs~~ *and assigns forever. Grantor 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.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Morris Eshaghpour Contracting Corp. its *(successors),* ~~heirs~~ *and assigns, against the lawful claims of all persons.*

Witness my *hand this* 12th *day of* June, 19 86, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

POPLAR CREEK DEVELOPMENT CO.

By: Kay B. Johnson
Kay B. Johnson, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6885 PAGE 603

Before me, the undersigned 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~~x~~self 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~~x~~self as President

Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 19 86.

Jo Ann Smith Notary Public

Commission Expires April 19, 1987

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM

POPLAR CREEK DEVELOPMENT CO.

TO

MORRIS ESHAGHPOUR CONTRACTING CORP.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

EXHIBIT "A"

1. Restrictive covenants of record in Book 6474, page 346, amended in Book 6486, page 587, and Book 6474, page 354, amended in Book 6486, page 588, Register's Office for Davidson County, Tennessee.

2. Restrictions contained in the deed from Morris A. Webb and wife, Eddie M. Webb to Poplar Creek Development Co., of record in Book 5349, page 921, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, and Restrictions, including but not limited to liens for assessments of record in Book 6662, page 433, Registers Office for Davidson County, Tennessee.

4. The Plan of record in Book 6250, page 647, said Register's Office, shows an Owner's Certificate, minimum building setback lines, easements and open areas, Landscape buffers and notes as set forth on the aforesaid recorded plat.

5. Storm Detention agreement of record in Book 6613, page 705, Register's Office for Davidson County, Tennessee.

6. Easement for sewer line to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 6613, page 533, Register's Office for Davidson County, Tennessee.

10165
IDENTIFICATION REFERENCE
JUN 12 4 05 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6885 PAGE 605

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
			120000.00- CAMT	
			312.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	321.50-
5057A06/12/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10165

IDENTIFI REFERENCE

JUN 12 4 05 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 258648