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FILE IN BOX #4

FORM NO. WD-1

#87-4-24

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17TH DAY OF APRIL, 1987.

Notary Public

MY COMMISSION EXPIRES: February 19, 1988.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTYS., Suite 500, One Church Street Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MORRIS ESHAGHPOUR CONTRACTING CORPORATION (NAME)	"OWNER" (NAME)	MAP 156
125 Belle Forest Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 100
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, C. C. M. HOMES, a Joint Venture composed of Patricia Collins and Eugene T. Collins,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MORRIS ESHAGHPOUR CONTRACTING CORPORATION, a Tennessee 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 Tract No. 12 in a division of the DeMoss Property in the 9th Civil District, described according to a survey by Barry Greer & Associates, dated September 5, 1978, as follows:

BEGINNING at a point in the northerly margin of Poplar Creek Road at the common corner of Tracts Nos. 12 and 13, said point being 447.66 feet of the westerly margin of Old Harding Pike as measured along the margin of said Road; thence, with the margin of Poplar Creek Road, West 475 feet to the common corner of Tracts Nos. 11 and 12; thence, with the line between said Tracts, North 01° 26' 52" East 1259.39 feet to a point in a fence; thence, North 86° 38' 07" East 160 feet to a point in a fence; thence, South 73° 44' 44" East 451.43 feet to the common rear corner of Tracts Nos. 12 and 15; thence, along the westerly line of Tracts Nos. 15, 14 and 13 as follows: South 18° 12' 36" West 594.49 feet and South 03° 26' 31" East 506.51 feet to the point of beginning, containing 13.26 acres, more or less.

BEING the same property conveyed to C. C. M. Homes, a Joint Venture, by Deed from Frank H. Carter and wife, Delores Carter, of record in Book 7056, Page 175, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7112, Page 341, and By-Laws of record in Book 7112, Page 350, said Register's Office; easements and setback lines, if any, as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is unimproved (XXX) improved ( ) property, known as 13.26 Acres,± Poplar Creek Road, Nashville, Tennessee
(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 their hands this 17th day of April, 1987

C. C. M. HOMES, a Joint Venture

BY: PATRICIA COLLINS, Joint Venturer

C. C. M. HOMES, a Joint Venture

BY: EUGENE T. COLLINS, Joint Venturer

STATE OF TENNESSEE
Davidson County

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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, (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 _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, Peter Weiss a Notary Public in and for the State and County aforesaid, personally appeared PATRICIA COLLINS and EUGENE T. COLLINS,

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon their several oaths ~~oath~~, acknowledged themselves ~~himself~~ to be the Joint Venturers of the C. C. M. HOMES, a Joint Venture, ~~a corporation~~, and that they ~~he~~ as such Joint Venturers, executed the foregoing instrument for the purpose therein contained, by signing the name of the Joint Venture ~~corporation~~ by themselves ~~himself~~ as Joint Venturers.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of April, 19 87.

_____ Notary Public

Commission Expires February 19, 1988

WARRANTY DEED

FROM

C. C. M. HOMES, a Joint Venture

TO

MORRIS ESHAGHPOUR CONTRACTING CORPORATION, a Tennessee Corporation

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

16407

IDENTIFICATION REFERENCE

APR 20 9 25 AM '87

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16407

IDENTIFICATION REFERENCE

APR 20 9 26 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 71052