NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL #
J&J Investments c/o Bobby G. Johnson and B.R. Jackson Rt. 5, Box 232 Stewart Road Lebanon, TN 37087	Nationwide Lending Group P.O. Box 3249 Augusta, GA 30904	Map 11D-24675 Parcel 43-01-72

Prepared By: Thomas J. Haynes, Attorney, 117 N. Maple St., Murfreesboro, TN

WARRANTY DEED

BOOK 7234 PAGE 587

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, a part of which is the assumption of one certain trust deed dated March 21, 1984, and filed for record March 29, 1984, in the Office of the Recorder of Deeds of Davidson County, Tennessee, in Book 6259, page 876, and note of even date thereby secured, in the original principal amount of ONE HUNDRED THIRTY THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($130,500.00), payable to MORRIS MORTGAGE CORPORATION (now assigned to NATIONWIDE LENDING GROUP, INC.), which debt the grantees herein assume and agree to pay as part payment of the purchase price.

We, the undersigned ABE ASSADI and wife, MARLAYNE ASSADI and HAMID DOUSTHAGHIGHI and wife, MARTINA DOUSTHAGHIGHI, have bargained and sold and do hereby transfer and convey unto J & J INVESTMENTS, a general partnership composed of BOBBY G. JOHNSON and B.R. JACKSON, its successors and assigns, forever, that certain parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows, to-wit:

BEING Lots Nos. 12 and 13 on the plan of Section One, Pierce Place, of record in Book 5190, page 733, and further described as part of Lot No. 20 on the plan of Dixie Pure Food Company's Subdivision, of record in Book 421, page 30, both in the Register's Office for Davidson County, Tennessee.

Said property fronts 100.50 feet on the Southeasterly margin of Pierce Road and extends back 210.64 feet on the Southwesterly line and 176.96 feet on the Northeasterly line to a broken line in the rear, measuring 105.43 feet thereon.

Being the same property conveyed to the grantors by deed of record in Deed Book 6829, page 592, Register's Office for Davidson County, Tennessee.

252 7.4

IDENTIFICATION REFERENCE

MAY 13 9 39 AM '87

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

This conveyance is made subject to a driveway easement of record in Deed Book 6259, page 888, and to all other restrictions and easements of record in Book 421, page 30, of the said Register's Office.

This is improved property known as Lots Nos. 12 & 13, Section One, Pierce Place Subdivision, Pierce Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said grantee herein, its successors and assigns, forever.

We covenant with the said grantee herein that we are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey the same; and, the same is unencumbered except as above noted. The 1987 Davidson County property taxes are being prorated between the parties at the time of closing.

We further covenant and bind ourselves, our heirs and representatives, forever to warrant and defend the title to the said land to the said grantee herein, its successors and assigns, against the lawful claims of all persons, whomsoever.

Martina Dousthaghighi joins in this conveyance for the purpose of evidencing her consent hereto and releasing any and all rights she may have in said property, including but not limited to her marital rights.

WITNESS our hands this the 8th day of May, 1987.

abe assadi
ABE ASSADI

Marlayne Assadi
MARLAYNE ASSADI

Hamid Dousthaghighi
HAMID DOUSTHAGHIGHI

Martina Dousthaghighi
MARTINA DOUSTHAGHIGHI

STATE OF TENNESSEE]
ss.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority a Notary Public, in and for said County and State, the within named ABE ASSADI and wife, MARLAYNE ASSADI, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

BOOK 7234 PAGE 569

WITNESS my hand and official seal at Murfreesboro, Tennessee, this the 8th day of May, 1987.

Notary Public

My Commission Expires: October 14 1989.

STATE OF TENNESSEE]
ss.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named HAMID DOUSTHAGHIGHI and wife, MARTINA DOUSTHAGHIGHI, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this the 8th day of May, 1987.

Notary Public

My Commission Expires: October 14 1989.

STATE OF TENNESSEE]
ss.
COUNTY OF RUTHERFORD]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $130,982.81, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 8th day of May, 1987.

Notary Public

My Commission Expires: October 14 1989.

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

RECEIVED OF _____

FOR _____

BOOK 7234 PAGE 570

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
			130982.81- CAMT.	
			366.80 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 376.30-	
			6466A05713787 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2527.4

IDENTIFICATION REFERENCE

MAY 13 9 39 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 81030