WARRANTY DEED

MORTGAGEE:

Security Federal Savings & Loan
Association of Nashville
501 Union Street
P. O. Box 2956
Nashville, TN 37219

This instrument was prepared by:
Afif Srouji , SROUJI & ZUCCARO
P. O. Box 158552
Nashville, TN 37215

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO:
A & G Enterprises, Inc., et al 5500 Harding Place Suite B-5 Nashville, TN 37217	Owner	50-27 12D2-6250

5349 01/05 0101 03CHECK 692.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

H. Michael Haynes
AFFIANT

Subscribed and sworn to before me this 5th day of January, 1987.

Jaffi R. McCord
NOTARY PUBLIC

My Commission Expires: September 28, 1991

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Southland Marketing Group, Inc. a Tennessee corporation, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto A & G Enterprises, Inc, a Tennessee corporation, its assigns and successors, a two-third (2/3) undivided interest, and unto Feraydoon Khankhanian and wife, Farzaneh Khankhanian, their heirs and assigns, a one-third (1/3) undivided interest, in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 12th, formerly 21st Civil District of Davidson County, Tennessee, bounded and described as follows:

BEGINNING at a point in the center of Brick Church Pike, Mrs. S. W. Walker's Northwest corner, and running South 88 degrees East 75.3 poles to a stake in the center of an old road; thence North 2 degrees East 68.54 poles to a stake 3 feet Southeast of abutment on the south side of a creek; thence North 88-1/2 degrees West 84.7 poles to the center of Brick Church Pike, C. H. Cole's southwest corner; thence along the center of Brick Church Pike, South 11-1/2 degrees East 49.5 poles to a point in said Pike; thence South 2-3/4 degrees East 8.2 poles to a point in said pike: thence South 14 degrees West 10.72 poles to the beginning point, containing 33 acres and 14 poles, more or less.

INCLUDED in the above-described property, but expressly EXCLUDED herein, is that property conveyed to Charles A. Faulkner and wife, Norma J. Faulkner, by deed from Howard Klooz and wife, Myrtle Klooz, of record in Book 4308, Page 528, said Register's Office, described as follows:

BEGINNING at a point on the easterly margin of Brick Church Pike, said point being 625 feet, more or less, Northerly from the

North fork of Ewing Creek; thence South 83 degrees 36 minutes East 290.4 feet; thence North 7 degrees 00 minutes West 150 feet; thence North 83 degrees 36 minutes West 290.4 feet to the easterly margin of Brick Church Pike; thence with the same South 7 degrees East 150 feet to the beginning.

Also INCLUDED in the above described property, but expressly EXCLUDED herein, is property conveyed to Robert I. Wilson and wife, by deed of record in Book 3368, Page 99, said Register's Office, described as follows:

BEGINNING at a point in the center line of Brick Church Pike at the old C. H. Cole Southwest corner; thence along the center line of the Pike, South 11-1/2 degrees East 150 feet; thence leaving the Pike, South 88-1/2 degrees East 290 feet; thence North 11-1/2 degrees West 150 feet; to a point in the south line of said Cole Tract; thence along said line, North 88-1/2 degrees West 290 feet to the beginning, containing 1 acre more or less.

Being property conveyed to Southland Marketing Group, Inc., by deed from Shirley Ann Klooz, individually, and as Executrix of the Estate of Myrtle Magdalene Klooz, deceased, of record in Book 7020, Page 197, Register's Office for Davidson County, Tennessee.

This is unimproved property, on Brick Church Pike, Nashville, Davidson County, Tennessee.

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 successors, heirs and assigns forever, and the Grantor does covenant with the said Grantees that it is seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as above mentioned.

AND the Grantor does further covenant and bind itself and its successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS its hand this 5 day of January 1988, 1987.

95568 IDENTIFICATION REFERENCE JAN 5 3 38 PM '88 DAVIDSON COUNTY, TN

SOUTHLAND MARKETING GROUP, INC.

CHRIS VALSAMAKIS, Vice President

H. MICHAEL HAYNES, Secretary

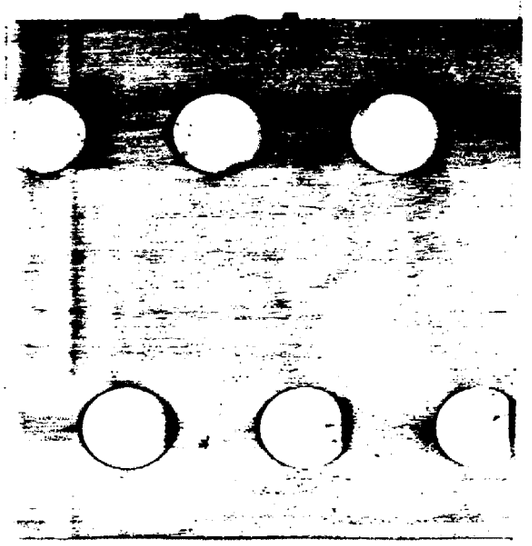
STATE OF TENNESSEE
COUNTY OF DAVIDSON

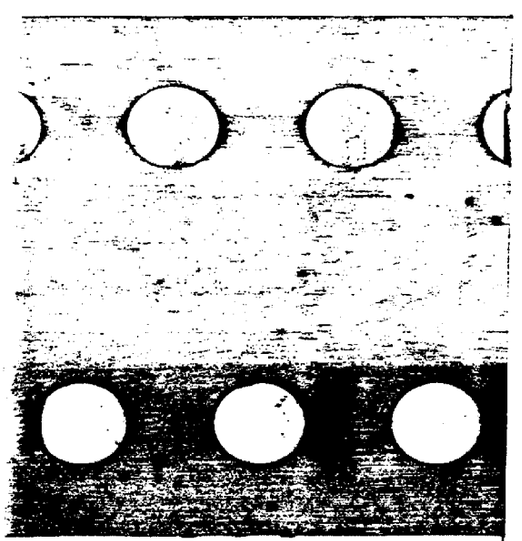
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Chris Valsamakis and H. Michael Haynes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their several oaths acknowledged themselves to be the Vice President and Secretary respectively of the Southland Marketing Group, Inc., the within named bargainor, a corporation, and that they as such Vice President and Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Chris Valsamakis as such Vice President and attesting the same by the said H. Michael Haynes as such Secretary.

Witness my hand and official seal at office, this the 5th day of January, 1988.

NOTARY PUBLIC

My Commission Expires: September 26, 1991





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7443 PAGE 487

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
145000.00
ERR CO
145000.00-
CAMT
245000.00
CON TX 686.00
PRFEE 0.50
WDEED 6.00
TOTAL 692.50
CHECK 692.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/05/88 15:41 0001 5849

FELIX Z. WILSON (REGISTER)
DAVIDSON COUNTY, TN

JAN 5 3 38 PM '88

IDENTIFICATION REFERENCE

9 5 5 6 8

No. 50882