FILE BOX "7" FILE NO. 22701 BOOK 7456 PAGE 194

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JANUARY, 19 88

Notary Public

MY COMMISSION EXPIRES: 3/11/91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AKBAR K. ARAB	S A M E	Map 62-12-0-C
(NAME) 5500 Harding Road - Suite B-5	(NAME) Mortgagee: COMMERCIAL FEDERAL	Parcels 205
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37217	(STREET ADDRESS) MORTGAGE CORPORATION	207
(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, A & G ENTERPRISES, INC., A Tennessee Corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AKBAR K. ARAB

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 Building Envelopes 205, and 207, on the plan of Lexington, a Planned Unit Development of record in Book 6250, Page 340 and 341, Register's Office for Davidson County, Tennessee, located in the Second (2nd) Civil District of Davidson County, Tennessee.

BEING part of the same property conveyed to A & G Enterprises , Inc., A Tennessee Corporation, by deed from LEXINGTON LTD., a Tennessee Limited Partnership, of record in Book 7427, page 738, Register's Office for Davidson County, Tennessee.

SEE POWER OF ATTORNEY RECORDED IN BOOK 7173, PAGE 916, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

0 0 1 7 9 .

IDENTIFICATION REFERENCE

JAN 26 11 01 AM 88

DAVIDSON COUNTY, TN

This is unimproved (XX) improved ( ) property, known as Lots 205 and 207, Lexington
(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 its hand this 21st day of January, 19 88

A & G ENTERPRISES, INC., A Tennessee Corporation

By: Abol ghasem Ghafourrankia By Mohammad Hajjafar By: Akbar K. Arab (Seal)

ABOL GHASEM GHAFOURIAN KIA, President Attorney-in-fact AKBAR K. ARAB, Secretary

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STATE OF TENNESSEE
Davidson County

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, THE UNDERSIGNED a Notary Public in and for the State and County aforesaid, personally appeared AKBAR K. ARAB

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of the A & G ENTERPRISES, INC., a Tennessee Corporation a corporation, and that he as such Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Secretary.

Witness my hand and official seal at Nashville, Tennessee, this _____day of January, 19 88.

_____Notary Public

Commission Expires 3/11/91

WARRANTY DEED

FROM

TO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

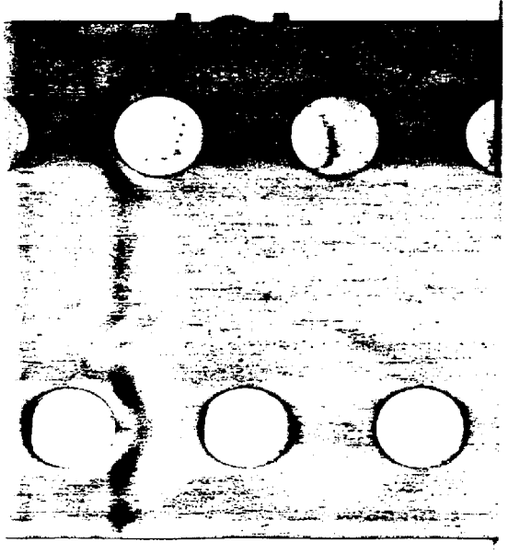
On this the 21st day of January, 1988, before me personally appeared MOHAMMAD HAJJAFAR, to be known to be the person who executed the foregoing instrument in behalf of ABOLGHASEM GHAFORIAN KIA, as his attorney-in-fact and in his capacity as President of A & G ENTERPRISES, INC., a Tennessee Corporation, and acknowledged that he executed the same as the free act and deed of the said ABOL GHASEM GHAFOURIAN KIA, as though he had personally acted and in his capacity as President of the corporation above stated.

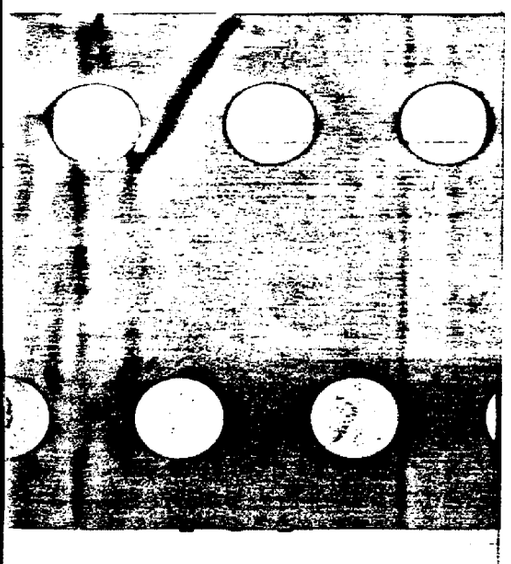
WITNESS my hand and official seal at Nashville, Tennessee, this the 21st day of January, 1988.

NOTARY PUBLIC

My Commission Expires: 3/11/91

03DHECK 160.





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 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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAPT	~~55000.50~~
~~CO TX~~	~~154.00~~
PRFEE	0.50
WDEED	6.00
TOTAL	160.50
CHECK	160.50

01/26/08 01 11:02 0001 1315

0.0 1:7:9.

IDENTIFT REFERENCE

JAN 26 11 01 AM '08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 56229