FILE BOX "7" FILE NO. 22872 BOOK 7488 PAGE 165

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF MARCH, 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
ALI M. NOUREDDINI et ux	S A M E	209 - 64-12-C
(NAME) P.O. Box 17847	(NAME)	209 CO 211 - 64-12-C
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN. 37217	(STREET ADDRESS)	211 CO
(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 ALI M. NOUREDDINI and wife, M. OLIFAT NOUREDDINI,

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 209 and 211, 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.

1151

IDENTIFICATION REFERENCE

MAR 9 4 06 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as Lots 209 and 211, Lexington Way
(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 7th day of March, 19 88

A & G ENTERPRISES, INC., A Tennessee Corporation

By: Abolghasem Ghafourian Kia BY Mohammad Hajjafar Attorney in fact

ABOL GHASEM GHAFOURIAN KIA, President

By: (Seal)

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 7th day of January, 19 88

_____Notary Public

Commission Expires 3/11/91

WARRANTY DEED

FROM

TO

4521 03/09 0101 03CHECK 160.50

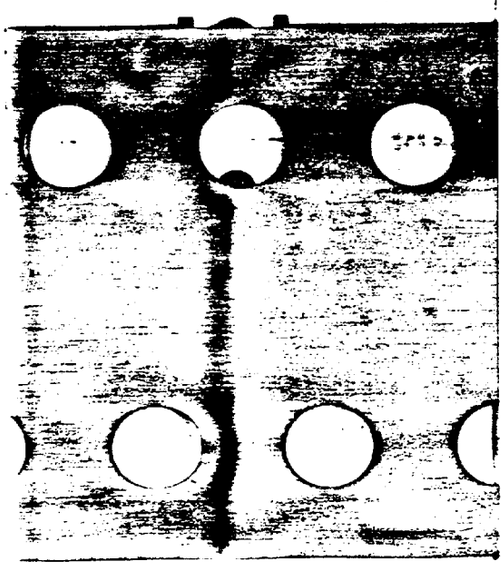
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

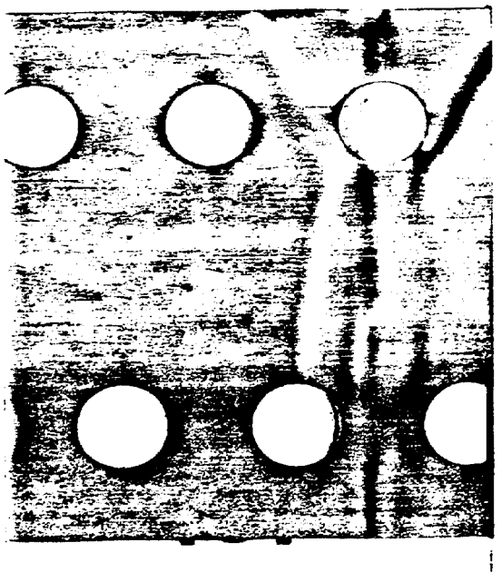
On this the 7th day of March, 1988, before me personally appeared MOHAMMAD HAJJAFAR, to be known to be the person who executed the foregoing instrument in behalf of ABOLGHASEM GHAFORIAN KIA, as his attorney-in-fact, and in his capacity as President of A & G ENTERPRISES, INC., a Tennessee Corporation, 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 7th day of March, 1988.

NOTARY PUBLIC

My Commission Expires: 3/11/91





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

CAMT	55000.00
CON TX	154.00
BANK	0.50
MDEED	6.00
TOTAL	160.50
CHECK	160.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/09/88 01 16:09 0001 4521

1 1 5 1 5

IDENTIFICATION REFERENCE

MAR 9 4 05 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 69179