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This Instrument Was Prepared By:
Patricia Q. Robertson, Attorney
Dominion Bank Building
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

Send Tax Bills To:

Prime Equity Company
761 OLD HICKORY BLVD #101
BRENTWOOD, TN., 37027

New Owner:

Prime Equity Company

Mortgagee:

Dominion Bank of Middle Tennessee
198 East Main, Franklin, TN

4138 05/06 0101 DBO-ECK 328.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, SAEED SASSAN, Grantor, have bargained and sold and by these presents do transfer and convey unto PRIME EQUITY COMPANY, a Tennessee General Partnership, Grantee, its heirs and assigns, the property described as follows:

> A CERTAIN TRACT of land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described as follows:
>
> BEGINNING at a point on the westerly margin of Anderson Road at the southeast corner of a tract of land conveyed to John L. Robertson and wife, by deed from W. J. Johnson and wife, of record in Book 1849, page 491, Register's Office for said County; thence along the southern boundary lines of said John L. Robertson tract, westwardly 100 feet to a point; thence northwardly 100 feet to a point; thence eastwardly 100 feet to a point on the westerly margin of said Anderson Road; thence southwardly along the westerly margin of said Anderson Road, 100 feet to the beginning.
>
> BEING the same property conveyed to Saeed Sassan by Deed from Dorothy K. Ellis, Arlin L. Ellis, Jr., Rebecca Jenkins, and Vera Naomi Ellis (a minor) of record in Book 7139, page 320, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its heirs and assigns forever.

AND I DO COVENANT with the said Grantee that I am lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except of record in the Register's Office for Davidson County, Tennessee as follows: (a) Subject to an easement for Right of Way of pipe lines granted to

Gulf Interstate Gas Company in instrument of record in Book 2242, page 235, Register's Office of Davidson County, Tennessee. (b) Subject to existing unrecorded Leases. (c) Subject to zoning and building ordinances and (d) 1988 taxes which are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable. Said property is improved property.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, its heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hands, on this the 5th day of May, 1988.

MAY 6 10 18 AM '88
FELIX Z. WALDEN REGISTER DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

28036

Saeed Sassan
SAEED SASSAN

MAIL ENV.

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, DAPHNE L. GAREY, a Notary Public of said County, SAEED SASSAN, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 1988.

Daphne L. Garey
NOTARY PUBLIC

DAPHNE L. GAREY NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: July 24, 1991

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Hundred Fifteen Thousand and NO/100 Dollars ($115,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

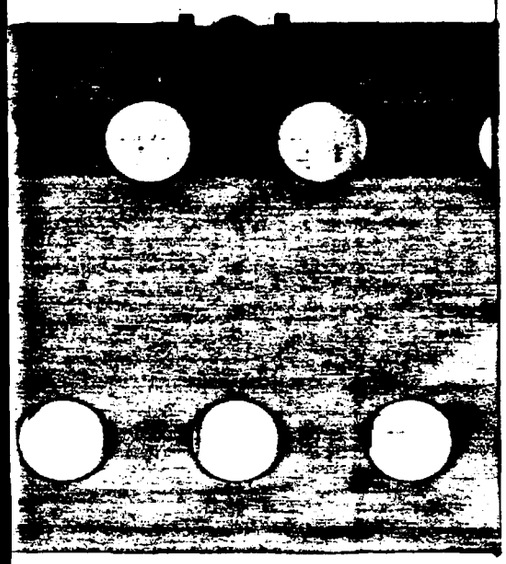
Tarsheed Tayabsaman
AFFIANT

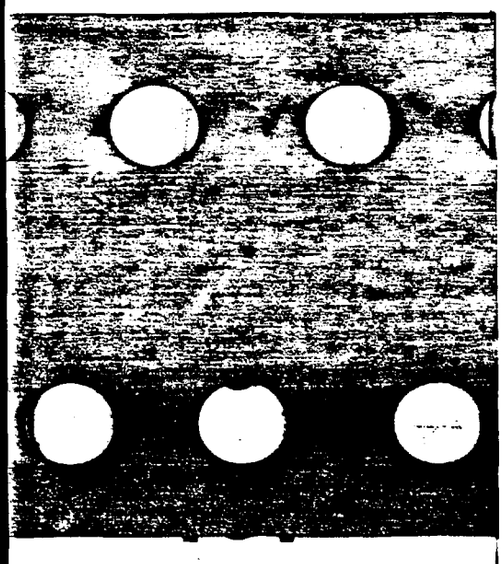
Sworn to and subscribed before me this 5th day of May, 1988.

Daphne L. Garey
NOTARY PUBLIC

DAPHNE L. GAREY NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: July 24, 1991





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7537 PAGE 75

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 115000.00
CON TX 322.00
PRFEE 0.50
WDEED 6.00
TOTAL 328.50
CHECK 328.50

05/06/88 01 10:20 0001 4188

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28036

IDENTIFI REFFRENCE

MAY 6 10 18 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 88445