THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
424 Church Street, Suite 2000
Nashville, TN 37219

Box 89

BOOK 7840 PAGE 362

WARRANTY DEED

Name and Address of New Owner:	Name and Address of Mortgagee:	Map & Parcel No:
Dover Pointe Partnership 4117 Hillsboro Road Nashville, TN 37215	Sovran Bank/Central South 1200 Commerce Place Nashville, Tn 37219	Map 149, Parcel 289

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, R.E.P.P., Inc., a Tennessee corporation, Brown Taylor and wife, Sammie Taylor, Monouchehr Farazmand and wife, Malakah Ahmadizadea Farazmand and Mohammad Izadian Bidgoli (hereinafter collectively, "Grantors"), have bargained and sold, and by these presents do transfer and convey to Dover Pointe Partnership, a Tennessee general partnership composed of Russell Flanagan, William J. Gregg, Sr., and C. LeRoy Norton, Jr., ("Grantee") its successors and assigns, certain real estate in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

This is improved property known as 2547 Murfreesboro Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth in Exhibit "B", attached hereto and incorporated herein by reference, each as to their respective interests as designated beside the signatures affixed hereto.

Grantors further covenant to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever, each as to their respective interests as designated beside the signatures affixed hereto.

Executed this 12 day of May, 1989.

R.E.P.P., Inc.
(as to a 45% undivided interest)

BY: Evelyn Sutton

Title: President

326 JU

MAY 12 1 29 PM '89

Brown Taylor
(as to a 5% undivided interest held with Sammie Taylor)

Sammie Taylor
(as to a 5% undivided interest held with Brown Taylor)

Manouchehr Farazmand
(as to a 25% undivided interest held with Malakah Ahmadizadea Farazmand) mf

Malakah Ahmadizadea Farazmand
(as to a 25% undivided interest held with Manoucher Farazmand) MAF

Mohammad Izadian Bidgoli by Richard Dance, attorney-in-fact
(as to a 25% undivided interest)

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, in and for said county and state, personally appeared Evelyn Sutton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the President of R.E.P.P., Inc., a Tennessee corporation, and is authorized by the corporation to execute this instrument on behalf of said corporation.

Witness my hand, at office in Nashville, Tennessee, this 12 day of July, 1989.

Claudette M Oliver
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

January 11, 1992

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Lenora Jane Bell, a Notary Public in and for the County and State aforesaid, personally appeared Brown Taylor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 12th day of May, 1989.

Lenora Jane Bell
Notary Public

My Commission Expires:

3/11/91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Lenora Jane Bell, a Notary Public in and for the County and State aforesaid, personally appeared Sammie Taylor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 12th day of May, 1989.

Lenora Jane Bell
Notary Public

My Commission Expires:

3/11/91

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, Claudette M. Oliver, a Notary Public in and for the County and State aforesaid, personally appeared Manouchehr Farazmand, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 12 day of May, 1989.

Claudette M. Oliver
Notary Public

My Commission Expires:

January 11, 1992

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Lenora Jane Bell, a Notary Public in and for the County and State aforesaid, personally appeared Malakah Ahmadizadea Farazmand, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 12th day of May, 1989.

Lenora Jane Bell
Notary Public

My Commission Expires:

3/11/91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 12th day of May, 1989, before me, personally appeared Richard Dance to me known (or proved to me on the basis of satisfactory evidence) to be person who executed the foregoing instrument on behalf of Mohammad Izadian Bidgoli, acknowledged that he executed the same as the free act and deed of Mohammad Izadian Bidgoli.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 12th day of May, 1989.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires:

3/11/91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $639,556.85.

Affiant

Sworn to and subscribed before me this 12 day of May, 1989.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires:

January 11, 1992

EXHIBIT "A"

PROPERTY DESCRIPTION

A parcel of land in the 2nd Civil District of Davidson County, Tennessee, lying wholly south of Dover Glen Drive (50' R.O.W.) and west of Murfreesboro Pike (100' R.O.W. at that point) and being more fully described as follows:

Beginning at an iron pin set on the westerly margin of Murfreesboro Pike at the southeast return of the southerly margin of Dover Glen Drive, thence

(1) S 49° 53' 26" E a distance of 188.57 ft. with the westerly margin of Murfreesboro Pike to an iron pin set, thence

(2) With a curve to the right having a radius of 1860.00' and a central angel of 02° 31' 00" (chord bearing of S 48° 31' 36" E 81.69') a distance of 81.70' to an iron pin set, thence

(3) S 42° 43' 54" W a distance of 30.00 ft. to an iron pin set; thence

(4) Southeasterly with a curve to the right having a radius of 1830.00' and a central angle of 07° 18' 23" (chord bearing of S 43° 36' 55" E 233.21') a distance of 233.36' ft. with the R.O.W. of Murfreesboro Pike to an existing concrete highway monument, thence

(5) N 50° 02' 17" E a distance of 15.00 ft. to an iron pin set, thence

(6) S 40° 12' 34" E a distance of 152.90 ft. with the westerly margin of Murfreesboro Pike to an iron pin set the northeast corner of Sara J. Vosburgh as of record in Deed Book 4619, Pg. 724, R.O.D.C., TN., thence

(7) N 85° 35' 58" W a distance of 272.14 ft. with a fence, Vosburgh's north line to an existing iron pin, being a common corner of Nashville Investors as evidenced in Deed Book 6489, Pg. 821, R.O.D.C., TN., thence

(8) N 87° 06' 06" W a distance of 476.89 ft. with a fence, Nashville Investors north line to an iron pin set in the east line of Dover Glen Associates as of record in Deed Book 6630, Pg. 5, R.O.D.C., TN. and recorded as Lot 1 of the Revised Dover Glen in Plat Book 6900, Pg. 60 R.O.D.C., TN., thence

(9) N 22° 54'52" E a distance of 90.00 ft. with the east line of Lot 1 to an iron pin set, thence

(10) N 37° 21' 10" W a distance of 159.49 ft. with the east line of Lot 1 to an iron pin set on the southerly margin of Dover Glen Drive, thence

(11) Northeasterly with a curve to the left having a radius of 533.96 ft. and a central angle of 24° 24' 07" (chord bearing of N 57° 24' 19: E 225.70") a distance of 227.41 ft. with the southerly margin of Dover Glen Drive to an iron pin set, thence

(12) N 45° 12' 16" E a distance of 134.46 ft. with the southerly margin of Dover Glen Drive to an iron pin set, thence

(13) Southeasterly with a curve to the right having a radius of 50.00' and a central angle of 85° 10' 42" (chord bearing of S 87° 47' 37" E 67.67') a distance of 74.33 ft. to the point of beginning and containing 4.80 acres according to a survey by SURVEY CONSULTANTS, INC. of Nashville, Tennessee dated March 30, 1989.

Being the same property conveyed to R.E.P.P., Inc., a 45/100 undivided interest by deed from Wellington Enterprises, Inc. of record in Book 6800, page 688, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Brown Taylor and wife, Sammie Taylor, a 5/100 undivided interest by deed from David B. Taylor, unmarried in Book 7083, page 67, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Monouchehr Farazmand and wife, Malakah Ahmadizadea Farazmand, a 25/100 undivided interest by deed from Farzaneh Farazmand of record in Book 7822, page 136, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Mohammad Izadian Bidgoli, a 25/100 undivided interest by deed from Manouchehv Farazmand of record in Book 7273, page 100, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. 1989 real property taxes prorated and assumed by Grantee. 1990 and subsequent years, real property taxes assumed by Grantee.

2. Easement for sanitary sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6331, page 481, Register's Office for Davidson County, Tennessee.

3. Right of way permit to Southern Bell Telephone & Telegraph Co. of record in Book 924, page 459, Register's Office for Davidson County, Tennessee.

5807 05/12 0101 03CHECK 2135.18

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7840 PAGE 370

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 639556.85
CON TX 2110.68
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK PRFEE 0.50
WDEED 24.00
TOTAL 2135.18
CHECK 2135.18

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No. 209240