WARRANTY DEED

(CORPORATE FORM)

BOOK 8061 PAGE 971

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amir Arab	Same	50-0-27
(NAME)	(NAME)	
888 Rodney Drive		12D-26250
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) *Dollars,*

A & G ENTERPRISES, INC., a Tennessee Corporation and FERAYDOON KHANKHANIAN and wife, FARZANEH KHANKHANIAN

have *bargained and sold, and does hereby transfer and convey unto the said* Amir Arab *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Being Lot No. 46 on the Plan of Northbrook Subdivision, Phase 1, as of record in Book 6900, page 859, Register's Office for Davidson County, Tennessee, for a more complete description reference to said plan is hereby made.

Being part of the same property conveyed to 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 by deed from Southland Marketing Group, Inc., a Tennessee corporation of record in Book 7443, page 485, said Register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 31st day of October 19 87

Affiant

My commission expires: 3-27-93 (Affix Seal)

Notary Public

This is improved (X) unimproved ( )

This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Amir Arab his *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.,* except for any liens and/or other encumbrances of record at the Register of Deeds' Office of Davidson County, Tennessee.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Amir Arab *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 26th *day of* February, 1990, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Feraydoon Khankhanian
FERAYDOON KHANKHANIAN

Farzaneh Khankhanian
FARZANEH KHANKHANIAN

A & G Enterprises, Inc.
(Sec.)
BY

Muhammad Hajjafar V.P.
BY

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Judith L. Haggard, *a Notary Public in and for said County and State,* Feraydoon Khankhanian and Farzaneh Khankhanian

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 26th *day of* February, *19*90.

Judith L. Haggard *Notary Public*

Commission expires 7/13/91

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Akbar Arab & Mohammad Hajjafar *with whom I am personally acquainted, and who, upon oath, acknowledged* themself*s* be secretary & Vice President respectively *of the* A & G Enterprises, Inc., *the within named bargainor, a corporation, and that* theyas such secretary & Vice President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themself*s* as secretary & Vice President.

Witness my hand and seal at office in Nashville, Tennessee, *this* 31st *day of* October, *19*

Laura Jane Norton *Notary Public*

Commission expires 3-27-93

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM
A & G Enterprises, Inc. and Faraydoon Khankhanian et ux
TO

Amir Arab

Prepared By:

SROUJI & ZUCCARO
SUITE 200, KINGSPORT BUILDING
215 CENTERVIEW DRIVE
BRENTWOOD, TN 37027
(315) 373-0016

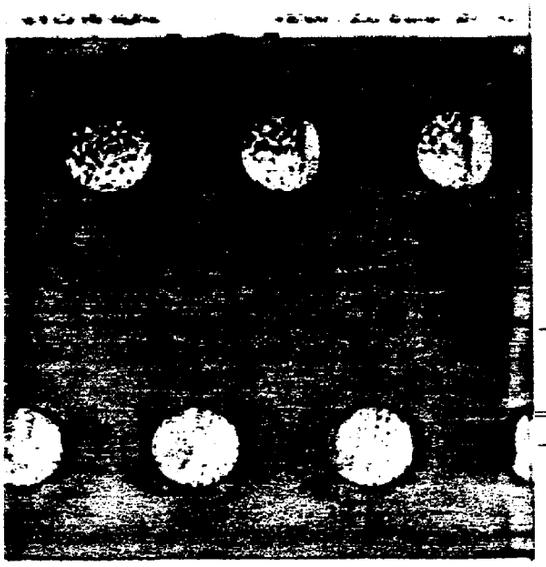
RUSH

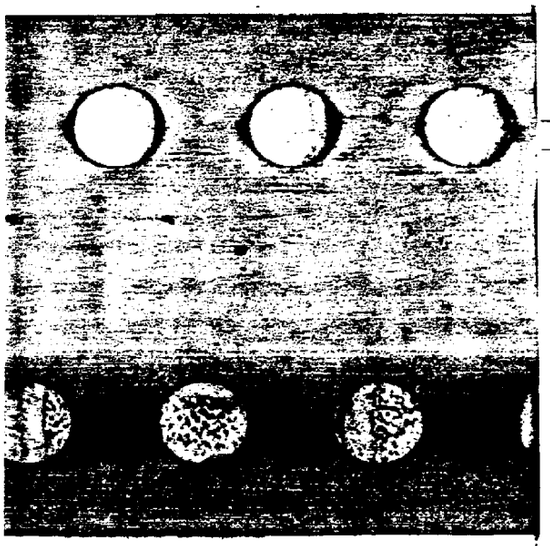
DAVIDSON COUNTY, TN.
Mar 9 4 01 PM '90

IDENTIFICATION REFERENCE

09787

40.00 CHECK 03/09/90 01:01 1225
Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238





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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 10000.00
				CON TX 33.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 40.00
				CHECK 40.00
03/09/90		01	15:58 0001	1225

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09787

IDENTIF. TREFERENCE

MAR 9 4 01 PM '90

DAVIDSON COUNTY TN.

No. 299708