BOOK 8061 PAGE 974

WARRANTY DEED

(CORPORATE FORM)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ahmad Ghafooriankia	Same	50-0-27
(NAME)	(NAME)	
579 Deerfield Drive		12D-26250
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Murfreesboro, Tn. 37129		
(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*

Ahmad Ghafooriankia

(successors), heirs and assigns,

certain real estate in Davidson *County, Tennessee, as follows:,*

Being Lots No. 44 & 45 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 $ 20,000.00

Subscribed and sworn to before me, this the 31st day of October 19 89

Akbar K Arab
Affiant

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

Laura Jane Morton
Notary Public

This is unimproved (X) 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

Ahmad Ghafooriankia

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

Ahmad Ghafooriankia

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* us *this* 26th *day of* February, 19 90, *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.
Akbar K. Arab, Secy.
BY
Mohammad Hajjafi, 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 Khankhanianand Farzaneh Khankhanian

the within named bargainor..s.., 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* 31st *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* themselves *to be* secretary & Vice President, respectively *of the* A&G Enterprises, Inc. *the within named bargainor, a corporation, and that* the as such secretary and 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 as secretary and vice president

Witness my hand and seal at office in Nashville, Tennessee *this* 31st *day of* October, *19*89

Laura Jane Hooker *Notary Public*

Commission expires 3-27-93

WARRANTY DEED

FROM
A & G ENTERPRISES, INC. &
FARAYDOON KHANKHANIAN et ux

TO

AHMAD GHAFOORIANKIA

Prepared By:

SROUJI & ZUCCARO
SUITE 200, KINGSPORT BUILDING
215 CENTERVIEW DRIVE
BRENTWOOD, TN 37027
(615) 373-0016

RUSH

DAVIDSON COUNTY TN.

Mar 9 4 02 PM '90

IDENTIF. TREFERENCE

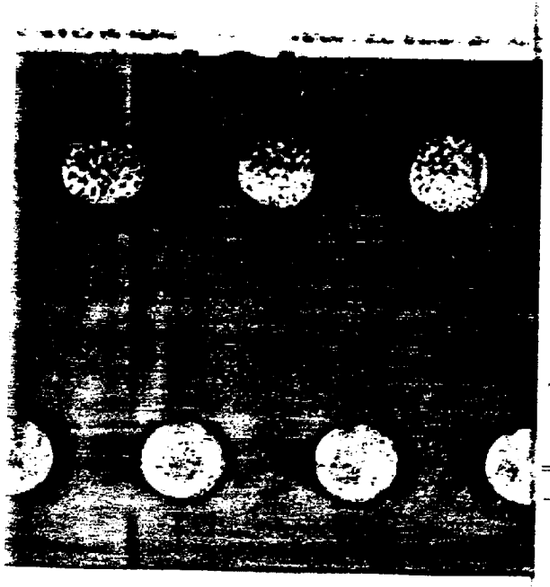
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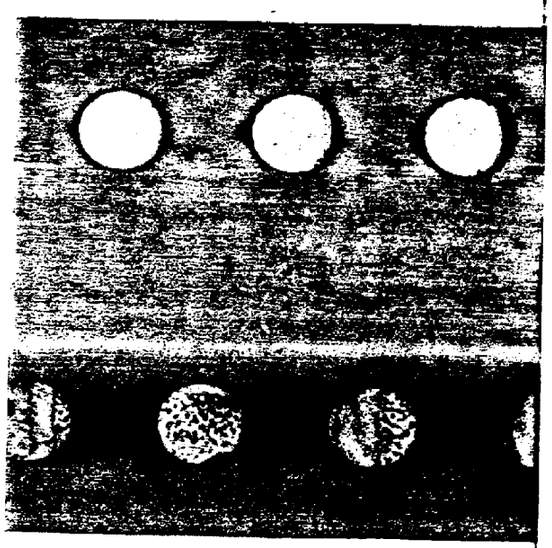
Compliments of 03/09 0101 60/60 CHECK 1226 73.00

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Ja





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 20000.00	
			CON TX 66.00	
			PRFEE 1.00	
			WDEED 6.00	
			TOTAL 73.00	
			CHECK 73.00	
03/09/90	01		15:59 0001 1226	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09788

IDENTIF. REFERENCE

MAR 9 4 02 PM '90

DAVIDSON COUNTY TN.

No. 299709