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STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

X Mohamad Hussafar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF August 1990

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

David E. Mead, Attorney 4403 Lebanon Rd. Hermitage, TN 37076-0285

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: FERAYDOON KHANKHANIAN and wife, FARZANEH KHANKHANIAN (NAME)	MORTGAGEE: SAME (NAME)	MAP-PARCEL NUMBERS 50-0-27
3237 East Lake Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	12-2625
Nashville, Tenn. 37214 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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 AND FERAYDOON KHANKHANIAN, AND WIFE FARZANEH KHANKHANIAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FERAYDOON KHANKHANIAN, AND WIFE FARZANEH KHANKHANIAN

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:

BEING LOT number (40), on the Plan of Northbrook subdivision, Phase I 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, an 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.

80452

IDENTIF. REFERENCE

DEC 19 8 51 AM '90

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

0377 12/19 0101 03CHECK 40.00

Unimproved
This is [illegible] property, known as see legal description above
(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 our hand s this ~~26~~ 15 day of ~~July~~ August, 1990

(Secretary)
A & G Enterprises, INC.
Mohammad Hussafar

F. Feraydoon Khankhanian
BY: FERAYDOON KHANKHANIAN

Farzaneh Khankhanian
BY: FARZANEH KHANKHANIAN

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STATE OF TENNESSEE
County of DAVIDSON

Personally appeared before me, FERAYDOON KHANKHANIAN AND WIFE, FARZANEH KHANKHANIAN

They

with whom I am personally acquainted, and who acknowledged that ~~X~~e executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of AUGUST, 1990

Commission expires 9-25-93

Notary Public

STATE OF TENNESSEE
County of DAVIDSON

Personally appeared before me, MAHAMMED HAJJAFAR And Abb K AL

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the VICE-PRESIDENT & Secretary of the ~~XXX~~ A &G ENTERPRISES, INC. CORPORATION the maker or a constituent of the maker and is authorized by ~~XXX~~ the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15 day of AUGUST, 1990

Commission expires 9/25/93

Notary Public

WARRANTY DEED

FROM

A & G ENTERPRISES, INC.

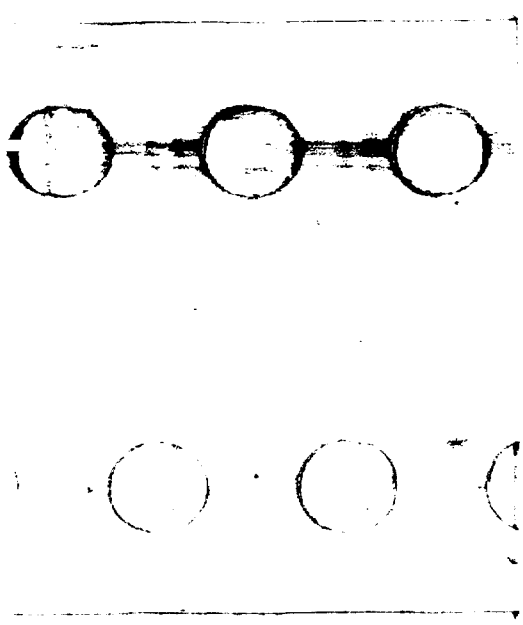
ET. AL.

TO

FERAYDOON KHANKHANIAN AND

and wife, FARZANEH KHANKHANIAN

PLEASE RETURN TO:



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

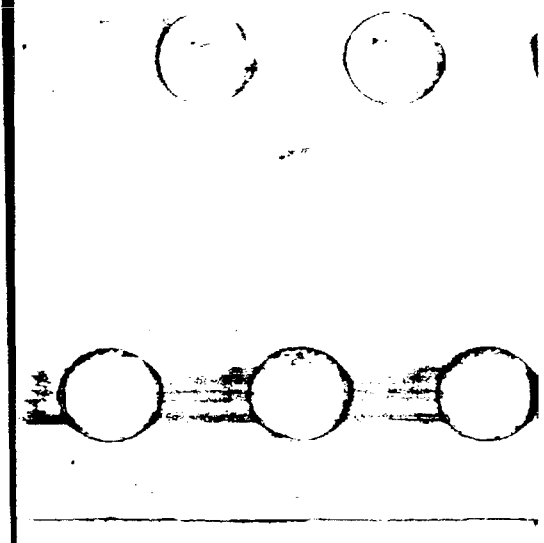
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 10000.00

CON TX 33.00
PRFEE 1.00
MTGED 6.00
TOTAL 40.00
CHK 40.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/19/90 01 08:50 0001 0377



8 0 4 5 2

IDENTIF. REFERENCE

DEC 19 8 51 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 382783