STATE OF TENNESSEE
COUNTY OF DAVIDSON }

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

Mohammad Hajjafar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF July 19 90

Notary Public

MY COMMISSION EXPIRES 9-25-93
(AFFIX SEAL)

BOOK 8260 PAGE 39

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 4408 Lebanon Rd. Hermitage, TN 37076-0285
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
AHMAD GHAFOORIANKIA	SAME	50-0-27
(NAME) 4410 Lebanon Box 285	(NAME)	12-26250
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tn 37076	(STREET ADDRESS)	
(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 AHMAD GHAFOORIANKIA

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 (49), 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 Tennesse corporation, its assigns and successors, and 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.

8 U 4 5 3

IDENTIF. TREFERENCE

DEC 19 2 51 PM '90
FELIX A. ... REGISTER
DAVIDSON COUNTY TN.

0376 12/19 0101 03CHECK 40.00

This is ~~unimproved~~ 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 hands this 26 day of July 19 90

A & G ENTERPRISES, INC. (BY) (Secretary)

Mohammad Hajjafar (V.P.)

Feraydoon Khankhanian
FERAYDOON KHANKHANIAN

Farzaneh Khankhanian
(BY) FARZANEH KHANKHANIAN

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 ~~he~~ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of July, 19 90

Commission expires 9-25-93

Notary Public

STATE OF TENNESSEE
County of DAVIDSON

Personally appeared before me, MOHAMMED HAJJAFAR and Abb K A BOOK 8260 PAGE 40

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 A & G ENTERPRISES, INC. corporation, the maker or a constituent of the maker and is authorized by 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 26 day of July, 1990

Commission expires 9/25/93

Notary Public

WARRANTY DEED

FROM

A & G ENTERPRISES, INC.

ET AL

TO

AHMAD GHAFOORIAN KIA

PLEASE RETURN TO:

DAVID E. MEAD, ATTORNEY
4408 Lebanon Road
Hermitage, Tennessee 37076
889-6060

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8260 PAGE 41

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 10000.00
CON TX 33.00
PRFEE 1.00
WEED 6.00
TOTAL 40.00
CHECK 40.00

12/13/90 01 08:51 0001 0379

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80453

IDENTIF. REFERENCE

DEC 13 8 51 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 382784