MAIL TO: Atty

Prepared by: Glenn E. Sager, Atty., 923 Main St., Nashville, Tenn. 37206

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MOHAMMAD GOSHAYESHI	Owner	MAP 162
(NAME)	(NAME)	
P. O. Box 100081		PAR 67+204
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37224		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----Nine Thousand and 00/00 ($9,000.00)----------
---------- *Dollars,*

MOHAMMAD KHOSRAVIAN, a single person

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have this day bargained and sold, and do hereby transfer and convey unto the said MOHAMMAD GOSHAYESHI, MASOUD SABZBALUCH and KAMAL HAJIZADEN *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows*

All of my interest in and to the described real estate in the attached description marked as "EXHIBIT A" and incorporated herein.

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FEB 26 1 57 PM '93

REGISTER'S OFFICE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9,000.00

Subscribed and sworn to before me this the 26th *day of* February *19* 93

My commission expires Nov. 27, 1993

Affiant Mohamad Khosravian

Notary Public Elaine L. Kaiser

(Affix Seal)

This is improved ( ) unimproved (XX) property, known as 1509 Bell Road, Nashville, Tenn.
(House Number) (Street) P O Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

Whenever 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 26th *day of* February *19* 93 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

x Mohamad Khosravian
Mohammad Khosravian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me Glenn E. Sager, *a Notary Public in and for said County and State* Mohammad Khosravian, *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 official seal at Nashville, *Tennessee, this* 26th *day of* February, *19* 93

_____ *Notary Public*

Commission expires Nov. 27, 1993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM

Mohammad Khosravian

TO

Mohammand Goshayeshi, Masoud
Sabzbaluch and Kamal Hajizadeh

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

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Two tracts of land in Davidson County, Tennessee, described as follows; to-wit:

TRACT 1.

Land in the 7th Civil District of Davidson County, Tennessee, being known as a part of Lot No. 7 on the Map of Division of the Lands of William Whittemore, deceased, of record in Minute Book "1", page 709, County Court Clerk's Office for said County, and described according to a copy of a survey made October 23, 1956, by Hickerson-Miller, Engineers-Surveyors, as follows:

Beginning at a point in the north margin of Old Hickory Boulevard as established by deed of record in Book 2480, page 640 in the original west line of said Lot No. 7 at an iron pin and fence post; thence along the original west line of said Lot No. 7 along an old tree and fence line North 0 deg. 30' West 260 feet to an iron pin which is 714 feet more or less south of the original northwest corner of said Lot No. 7, thence North 78 deg. 15' East 257 feet to an iron pin; thence Southl deg. 10' East 254.3 feet to an iron pin in the north margin of Old Hickory Boulevard, as established; thence with the margin of the same along a new fence around a slight curve southwesterly 260 feet to the point of beginning.

TRACT 2.

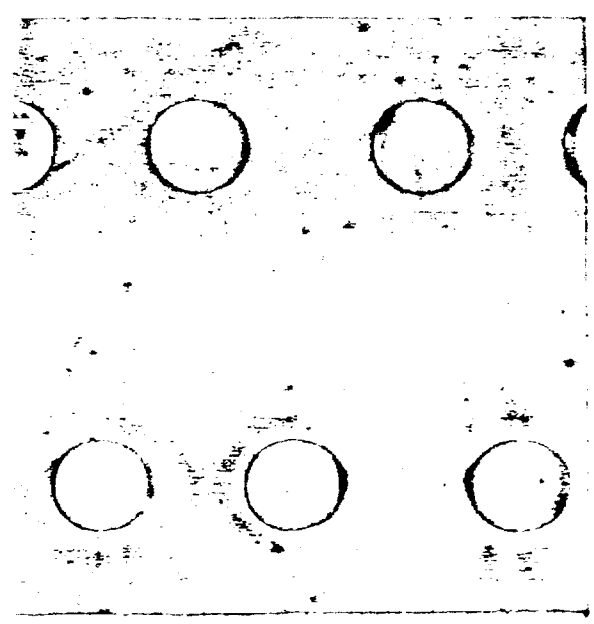
Land in the 5th Civil District of Davidson County, Tennessee, also known as part of Lot No. 7 on the Map of Division of the lands of William Whittemore, deceased, of record in Minute Book "1", page 709, County Court Clerk's Office for said County, and described according to a copy of a survey made on June 29, 1963 by Southern Land Surveying Company, as follows:

Beginning at a point in the north margin of Old Hickory Boulevard, said point being the southeast corner of the property conveyed to Richard Rushing and wife, Hestor Rushing, by deed of record in Book 2602, page 405 said point being represented by an iron pin or post; thence northwardly along the common property line between Rushing and the lands of Luther Jordan and wife, 75.91 feet more or less to a post on said property line; thence south 86 deg. 23' west 74.52 feet smore or less to a post; thence continuing south 71 deg. 45' east, 84.02 feet to a post in the northerly margin of Old Hickory Blvd.; thence westerly along said northern margin of Old Hickory Blvd. along a slight curve 171.34 feet, more or less, to the point of beginning.

Included in but excluded from the above tracts is the following:

Beginning at a point of intersection of the existing north margin of State Route 254 and the east boundary of the Grover B. Maxwell property; thence with said east boundary north 04 degrees 21 minutes 3 seconds east 3 feet, more or less to a point in the proposed north boundary of State Route 254; thence with said proposed north boundary easterly with a 912.93 foot radius and a length of 442.87 feet to a point; thence southeasterly 7 feet, more or less to a point in the existing north margin of State Route 254; thence with said north margin westerly 445 feet, more or less to the point of beginning and containing 1,553 square feet.

Being the same porperty conveyed to Kamal Hajizadeh,Masoud Sabzbaluch, Mohammad Goshayeshi and Mohammad Khosravian, by deed, from A. D. Hewlett and wife Frances H. Hewlett of record in Book 8010, page 981, Register's Office for Davidson County, Tennessee.



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	9000.00
DON TX	33.30
PRFEE	1.00
MDEED	12.00
TOTAL	46.30
	46.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03.09.93 02 14:55 0001 0797

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IDENTIFICATION REFERENCE

MAR 9 2 57 PM '93

DAVIDSON COUNTY, TN

No. 628343