Book 17

THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

BOOK 9261 PAGE 331

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Manoochehr Bahiraei Mohsen Ghiassi Amero Emports P.O. Box 158103 Nashville, TN 37215-8103	Same	Map 133-10 Parcel 39

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged

Robert T. Gowan of Dallas County, Texas, Trustee of the Eulich Children's Trusts, with power to sell and convey without joinder of any beneficiary

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Manoochehr Bahiraei and Mohsen Ghiassi,

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3 on the Plat of J. Redd and Associates Property of record in Plat Book 4715, Page 101, described as follows:

Beginning at an iron pin on the easterly margin of Nolensville Road; thence leaving Nolensville Road with the northerly margin of Hewlett Bend Subdivision of record in Book 4595, page 139, Register's Office for said County, North 85 deg. 57' 09" East 200.00 feet to an iron pin; thence in a northwesterly direction 100.00 feet to a point; thence South 85 deg. 57' 09" West 200.00 feet to the easterly margin of Nolensville Road; thence with same South 24 deg. 10' 45" East 100.00 feet to the point of beginning.

Being the same property conveyed to Robert T. Gowan of Dallas County, Texas, Trustee and Edward T. Hamlet of Memphis, Tennessee, Auxiliary Trustee, as Trustees of the Eulich Children's Trusts established by agreement of trust dated the 31st day of December 1976, executed by John F. Eulich, Settlor, and Robert T. Gowan, Trustee, by deed from John F. Eulich of record in Book 5103, page 996, Register's Office for Davidson County, Tennessee.

Taxes for the year 1994 are prorated and assumed by the Grantees herein.

The legal description is the same as the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) their heirs and assigns, forever; and we do covenant with the said Grantee(s) 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 assigns, to warrant and defend title 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 my hand this 17th day of February, 1994.

Robert T. Gowan
ROBERT T. GOWAN, TRUSTEE

STATE OF TEXAS)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert T. Gowan, Trustee, 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 17th day of February, 1994.

My Commission Expires:

CHARLINE KEE
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp 11-30-96

Charline Kee
NOTARY PUBLIC

STATE OF TEXAS)
COUNTY OF)

The actual consideration or value whichever is greater, for this transfer is $180,000.00.

Robert T. Gowan
AFFIANT

Subscribed and sworn to before me this 17th day of February, 1994.

My Commission Expires:

CHARLINE KEE
NOTARY PUBLIC
STATE OF TEXAS
My Comm Exp 11-30-96

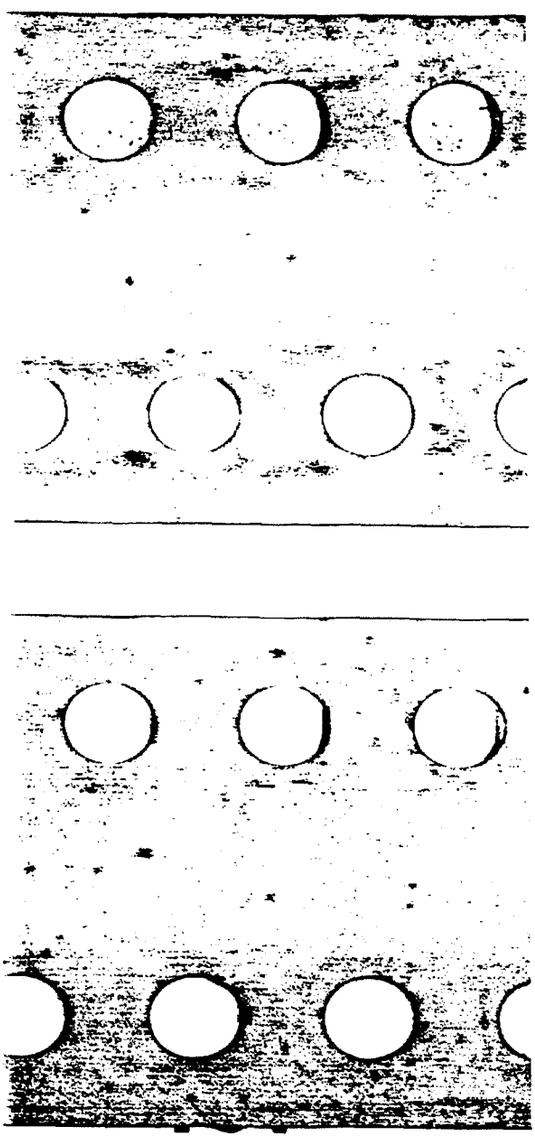
Charline Kee
NOTARY PUBLIC

0063 02/28 0101 03CHECK 675.00

21919

IDENTIFICATION

FILED 22 PM 3:20



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9261 PAGE 333

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
				180000.00
				CON TX 666.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 675.00
				CHECK 675.00
02/28/94	01			15:21 0001 0063

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21919
IDENTIFICATION REFERENCE

94 FEB 28 PM 3:20

No. 760934