FILE BOX 30

WARRANTY DEED BOOK 9274 PAGE 750

FROM: Lee Chira, Trustee, Grantor

TO: Morris Eshaghpour Contracting Corp., Grantee

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Morris Eshaghpour Contracting Corp. 125 Belle Forest Circle Nashville, TN 37221	Same	Map 155-8C Parcels 107, 109 and 110

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seventy Eight Thousand and No/100 Dollars ($78,000.00).

Robert N. Buchanan III
Affiant

SUBSCRIBED AND SWORN TO before me, this the 4th day of March, 1994.

Connie L. Edwards
Notary Public

My Commission Expires: 1/25/97

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, LEE CHIRA, TRUSTEE, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said MORRIS ESHAGHPOUR CONTRACTING CORP., Grantee, its successors and assigns, three residential subdivision lots in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee being Lot Nos. 107, 109 and 110 on the plan of Poplar Creek, Phase II, of record in Book 6900, pages 339 through 347, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Grantor as Trustee, with full power to sell without joinder of any beneficiary, from Nashville Properties Partnership by deed of record in Book 8391, page 159, Register's Office for Davidson County, Tennessee.

Grantor herein also conveys the water tap and sewer tap for said lots.

This is improved property known as Collinswood Drive, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1993 taxes which are prorated and will be paid by the Grantees.

2. Storm Water Detention Agreement of record in Book 7099, page 299, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 6474, page 346, as amended in Book 6486, page 587; Book 6662, page 433, Book 6987, page 966, Book 7270, page 648, and Book 7964, page 33, said Register's Office, all of which are hereby incorporated by reference and made applicable to said property.

4. The Plan of record in Book 6900, page 339 through 347, said Register's Office, shows an Owner's Certificate, certain easements, setback lines and notes, to which plan specific reference is here made.

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, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors in trust and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 8 day of March, 1994.

Lee Chira Trustee
By Robert N. Buchanan III
LEE CHIRA, TRUSTEE
by Robert N. Buchanan III,
attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, Robert N. Buchanan III, 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 as attorney in fact for Lee Chira in his capacity as Trustee and as his free act and deed.

Witness my hand, at Office this 8th day of March 1994.

Deborah A. Hughes
Notary Public

My Commission Expires: May 28, 1995

Power of Attorney of Record in Book 9065, page 12, Register's Office for Davidson County, Tennessee.

26258
IDENTIFICATION REFERENCE

94 MAR 10 PM 12:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0144 03/10 0101 03CHECK 301.60

115107.1 3/3/94

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

RECEIVED OF _____

FOR _____

BOOK 9274 PAGE 753

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 78000.00
				CON TX 288.60
				PRFEE .00
				WDEED 12.00
				TOTAL 301.60
				CHECK 301.60
03/10/94	01			12:47 0001 0144

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26258
IDENTIF. & REFERENCE

94 MAR 10 PM 12:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 765536