FILE NO. 34193
FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF APRIL, 19 96

Notary Public

MY COMMISSION EXPIRES: 1/23/98
(AFFIX SEAL)

BOOK 10031 PG 289

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JIM HOWARD HODGES (NAME)	S A M E (NAME)	MAP 128
P.O. Box 172 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 138
MT. JULIET, TN 37122 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (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, MORRIS ESHAGHPOUR CONTRACTING CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIM HOWARD HODGES

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:

SEE ATTACHED LEGAL DESCRIPTION

LAND in Davidson County, Tennessee identified as Parcel 138 on Tax Map 128, containing .88 acres, more or less, described according to a survey done by Crawford Land Surveyors, P.C., dated April 4, 1996, more particularly described on the attached legal description.

BEING part of the same property conveyed to Morris Eshaghpour Contracting Corporation by deed from T. Richard Rust, Trustee, of record in Book 5880, page 366, Register's Office for Davidson County, Tennessee.

IDENTIF. ↑ REFERENCE 017634

96 APR 30 AM 11:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5745 04/30 0101 03CHECK 94.40

This is unimproved (X) improved ( ) property known as New Sawyer Brown Road, Nashville, Tennessee 37221
(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 its hand this 8th day of April, 19 96

MORRIS ESHAGHPOUR CONTRACTING CORPORATION

By: Morris Eshaghpour

MORRIS ESHAGHPOUR, President

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

BOOK 10031 PG 290

STATE OF TENNESSEE }
Davidson County }

Before me, THE UNDERSIGNED a Notary Public in and for the State and County aforesaid, personally appeared MORRIS ESHAGHPOUR

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the MORRIS ESHAGHPOUR CONTRACTING CORPORATION a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of April, 1996.

_____Notary Public

Commission Expires 11/28/98

WARRANTY DEED

FROM

TO

CONT'D NEXT PAGE

LAND in Davidson County, Tennessee, described as follows:

BEING Lot No. 6, in Jowett's Subdivision of Lot No. 3 on Elizabeth Harding's Plan, as of record in Book 57, page 67, said Register's Office.

SAID Lot No. 6 fronts 50 feet on the southerly side of Jefferson Street and runs back between parallel lines, 182 feet to an alley.

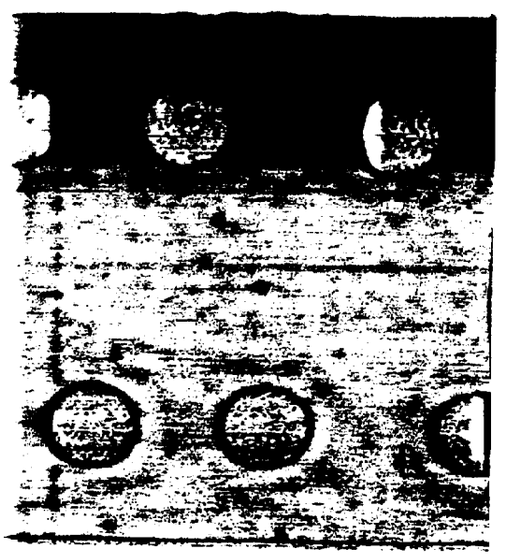
BEING the same property conveyed to Arthur K. Lowen, Trustee by deed from Community Federal Savings and Loan Association, of record in Book 5459, page 871, Register's Office for Davidson County, Tennessee.

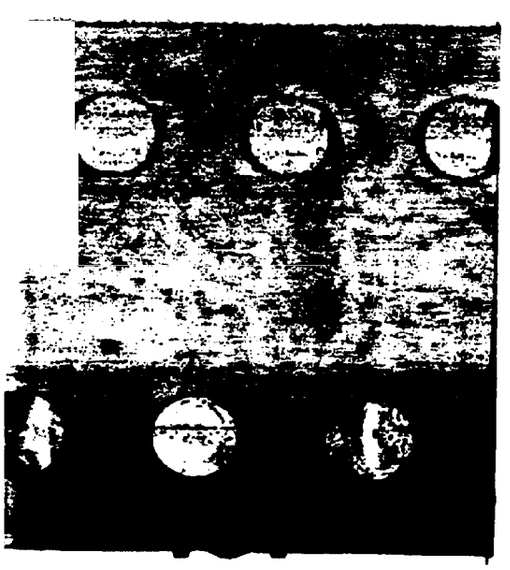
LAND in Davidson County, Tennessee, described as follows:

BEING Lots Nos. 7 and 8 on the Map of J. A. Jowletts Subdivision of Lot No. 3 of Mrs. Elizabeth Harding's Plan of record in Book 57, page 67, Register's Office for said County.

SAID Lots Nos. 7 and 8 adjoin and front 100 feet on the south side of Jefferson Street and run back between parallel lines, 182 feet to an alley.

BEING the same property conveyed to Arthur K. Lowen, Trustee, with full power to sell, transfer, convey, mortgage, or otherwise encumber without joinder of any beneficiary, by deed from Arthur K. Lowen, of record in Book 5459, page 874; and by deed from Vaden Lackey, Jr., of record in Book 5393, page 699, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 10031 PG 291 - A

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 22000.00
CON TX 81.40
PRFEE 1.00
MDEED 12.00
TOTAL 94.40
CHECK 94.40

04/30/96 01 11:13 0001 5745

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

017634 I
IDENTIF. ↑ REFERENCE

96 APR 30 AM 11:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1033789