FILE NO. 34193
FILE BOX "7"

FORM NO. WD-1

7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Jim H. Hodges
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(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) (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:

RE-RECORD BOOK 10098 PG 107

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 I. Richard Rust, Trustee, of record in Book 5880, page 366, Register's Office for Davidson County, Tennessee.

THIS DEED IS BEING RE-RECORDED TO ATTACH THE CORRECT LEGAL DESCRIPTION, WHICH WAS PREVIOUSLY RECORDED WITH AN INCORRECT LEGAL DESCRIPTION.

0176341 IDENTIF. ↑ REFERENCE

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

5715 04/30 0101 03CHECK 94.40

This is unimproved X 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, 19 96.

_____Notary Public

Commission Expires 11/28/98

WARRANTY DEED

FROM

TO

RECORD BOOK 10098 PG 108

RE-RECORD BOOK 10098 PG 109

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located at the intersection of New Sawyer Brown Road and Old Sawyer Brown Road and being more particularly described as follows:

BEGINNING at a point in the easterly line of the Hamlet of record in Plat Book 6250, Page 748, R.O.D.C., said point being the southwest corner of Lot No. 7 of Stacy Square, Section Seven of record in Plat Book 5200, Page 438, R.O.D.C.;

Thence with the southerly line of Lots 7 and 9 of said Stacy Square, N68°29'49"E, 142.30 feet to a point;

Thence, with the southerly line of Lot No. 10 and crossing the terminus of New Sawyer Brown Road, S48°44'40"E, 165.81 feet to a point in the southerly line of Lot No. 13;

Thence, with a curve concave to the southeast having a central angle of 68°47'13", a radius of 25.00 feet and a chord of S16°29'23"E, 28.24 feet for an arc length of 30.01 feet to a point;

Thence, with a curve concave to the north having a central angle of 35°56'40", a radius of 235.00 feet and a chord of S68°51'18"E, 145.02 feet for an arc length of 147.43 feet to a point;

Thence, S03°24'27"W, 4.20 feet to a point in the northerly margin of Old Sawyer Brown Road;

Thence, with said margin and a curve concave to the south having a central angle of 06°26'58", a radius of 473.04 and a chord of S83°44'31"W, 53.22 feet for an arc length of 53.25 feet to a point;

Thence, leaving said margin, N88°04'02"W, 277.50 feet to a point;

Thence, with the east line of the Hamlet, N26°58'12"W, 153.95 feet to the point of beginning, containing 38,190 square feet or 0.88 acres, more or less.

01964S2

IDENTIFICATION REFERENCE

RE-RECORD
96 JUN 25 PM 2:28

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

753 06/25 0101 03CHECK 12.00