Box 3
CRW

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Taghi Mohammadkhah and Hossein Mohammadkhah 2508 Nolensville Pike Nashville, Tennesseee 37211	Map-Parcel 119-5-169	SAME
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (PLA) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

BOOK 10149 PG 40

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **John T. Dugger, Jr. and Keith A. Dugger** (the "Grantor"), have bargained and sold, and by these presents does transfer and convey to **Taghi Mohammadkhah and Hossein Mohammadkhah** as tenants-in-common (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. All matters of record in the Register's Office for Davidson County, Tennessee.

This is improved property, known as **2508 Nolensville Road, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

GRANTOR does further covenant and bind themselves, their, heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming through or under GRANTOR, (other than claims arising out of the matters set forth herein), but not further or otherwise. 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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Taghi Mohammadkhah
Affiant

Subscribed and sworn to before me this 6th day of August, 1996.

Carol A. Wilson
Notary Public
My Commission Expires: 11-20-96

CAROL A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0364746.01
026476-000 08/05/96

IN WITNESS WHEREOF, the Grantor has executed this Deed this 6th day of August, 1996.

John T. Dugger, Jr.

Keith A. Dugger

BOOK 6149 PG 41

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John T. Dugger, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 6th day of August, 1996.

Martha Gammons
NOTARY PUBLIC

My Commission Expires: 3/27/99

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith A. Dugger, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 6th day of August, 1996.

Martha Gammons
NOTARY PUBLIC

My Commission Expires: 3/27/99

0364746.01
026476-000 08/05/96

EXHIBIT A BOOK 10149 PG 42

(Legal Description)

Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 1 of Block No. 27 on the Map of the resubdivision of part of Cumberland Nurseries, as of record in Book 161, page 166, Register's Office for said County, described as follows:

Beginning at the southwest corner of Elberta Street and the easterly margin of a 30-foot strip of land formerly used for street railway right-of-way which runs parallel with Nolensville Road; thence with the east margin of said strip, southwardly 113 feet to the northwest corner of the property owned by Louise Falk Seabury her deed being of record in Book 1212, page 239, said Register's Office; thence with Seabury's north line eastwardly 100 feet; thence northwardly 113 feet, more or less to the southerly margin of Elberta Street; thence with the southerly margin of said Street westwardly 100 feet to the beginning.

Being the same property conveyed to J.T. Dugger, Sr. and wife, Margaret Young Dugger by deed from W.E. Davis and Georgia M. Beeker of record in Book 1814, page 625, the said J.T. Dugger, Sr. having predeceased Margaret Young Dugger and the said Margaret Young Dugger having since died. The Will of Margaret Young Dugger of record in Davidson County Probate Court Docket No. 78630 devised the subject property to John T. Dugger, Jr., Keith Allen Dugger and John Alan Dugger. Also being the same property described in the deed from John T. Dugger, Jr., Executor of the Estate of Margaret Y. Dugger to John T. Dugger, Jr. and Keith A. Dugger of record in Book 7004, page 972, said Register's Office, the said John Alan Dugger having conveyed any and all interest in said property to the said John T. Dugger, Jr. and Keith A. Dugger by Quitclaim Deed of record in Book 10149, page 37, said Register's Office.

Keith A. Dugger and Keith Allen Dugger are one and the same person.

The subject property is not the usual place of residence of the Grantors herein.

0212054

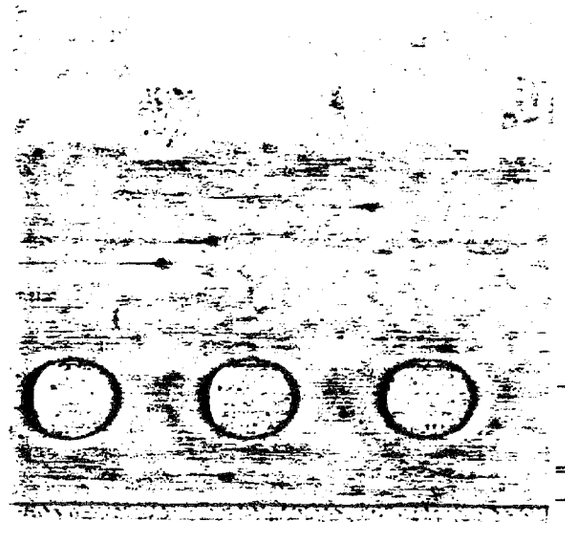
IDENTIFICATION REFERENCE

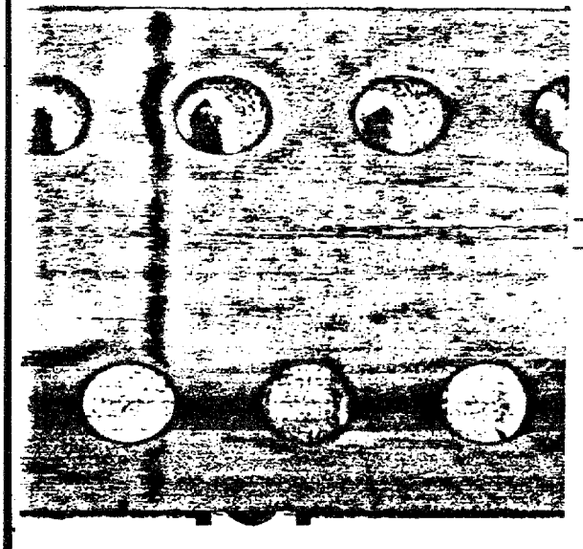
96 AUG -7 AM 10:46

REGISTER
DAVIDSON COUNTY, TN.

4349 08/07 0101 03CHECK 531.00

0364746.01
026476-000 08/07/96





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

RECEIVED OF _____

FOR _____

BOOK 10149 PG 43

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 140000.00
				CON TX 518.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 531.00
				CHECK 531.00
			08/07/96 01	10:51 0001 4349

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02120S4 IDENTIF. # REFERENCE

96 AUG -7 AM 10:46

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1016954