NAME AND ADDRESS OF NEW OWNERS:
Mobsen Ghiassi
410 Murfreesboro Road
Nashville, TN 37027

SEND TAX BILLS TO:
Mobsen Ghiassi
410 Murfreesboro Road
Nashville, TN 37027

THIS INSTRUMENT PREPARED BY:
KIOUS, HALL & ANGLIN
An Association of Attorneys
1535 West Northfield Blvd.
8 Lincoln Square
Murfreesboro, TN 37129

BOOK 10261 PG 699

WARRANTY DEED

(Map 106.01, Parcel 53)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Delta Trade International, Inc., a Tennessee corporation**, has bargained and sold and does hereby transfer and convey unto **Mobsen Ghiassi and Aghdas Ghiassi, husband and wife**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

0247332
IDENTIF. & REFERENCE

96 NOV 18 PM 1:47
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

6285 11/18 0101 03CHECK 1123.00

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs, and assigns, forever.

The undersigned covenants with the said grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the same is unencumbered except as noted herein and for the 1996 real property taxes which will be prorated and paid at closing.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS ITS HAND AND SIGNATURE on this 15th day of November, 1996.

BOOK 10261 PG 700

Delta Trade International, Inc.

BY: _____
Fariborz Ferdowsi, President

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Fariborz Ferdowsi** 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 Delta Trade International, Inc., a Tennessee corporation, the within named bargainor, and that he, as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as President.

WITNESS MY HAND AND OFFICIAL SEAL, this 15th day of November, 1996.

My Commission Expires:

2-28-98

_____
Notary Public

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$300,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 15th day of November, 1996.

My Commission Expires:

2-28-98

_____
Notary Public

EXHIBIT "A" BOOK 10261 PG 701

TRACT 1: Being the easterly 35.0' of Lot Number 1 on the Map of Byrd Subdivision as of record in Book 547, page 23, Register's Office for said County.

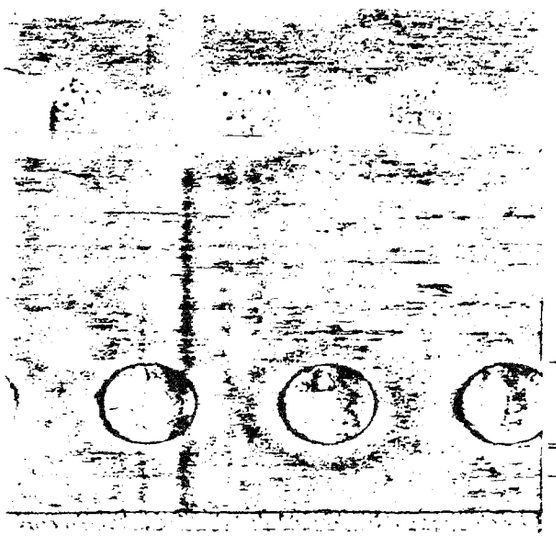
Beginning at an iron pin in the northerly margin of Murfreesboro Pike (as widened) said iron pin being located 783.8' south 70 degrees 42' east from the beginning of radius at the intersection of Murfreesboro Pike and Elm Hill Pike. Also being located North 70 degrees 42' west 35.0' from the southeast corner of said Lot Number 1; running thence north 19 degrees 00' east 15.0' from and parallel to common line of lots number 1 and 2 on above mentioned plan, 247.0' to an iron pin in the southerly margin of Elm Hill Pike. Said iron pin being located South 86 degrees 25' east 15.8' from the common corner of Lots 1 and 2; running thence with the south margin of Elm Hill Pike, 36.0' to an iron pin, said iron pin being the northwesterly corner of the Tawater property, as of record in Book 1306, page 138, Register's Office for Davidson County, Tennessee. Running thence with said line south 19 degrees 00' west 257.0' to an iron pin in the north margin of Murfreesboro Pike, being the common corner of Tawater property and said Lot Number 1; thence running with the North margin of Murfreesboro Pike, N. 70 degrees 42' west, 35.0' to the point of beginning.

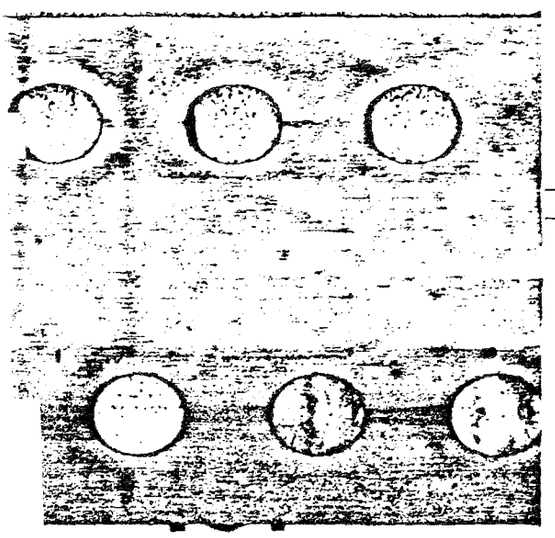
TRACT 2: Being a parcel of land located in the 3rd. formerly the 15 Civil District of Davidson County, Tennessee.

Beginning at an iron pin located in the northerly margin of Murfreesboro Pike, (as widened). Said iron pin being the common corner of said property and the southeasterly corner of Lot Number 1, Byrd Subdivision, as of record in Book 547, page 23, Register's Office for Davidson County, Tennessee. Said Lot corner being located south 70 degrees 42' east 818.8' from beginning of radius at the intersection of Murfreesboro Pike, and Elm Hill Pike; running thence with the line between said Lot Number 1, and said property north 19 degrees 00' east 257.0' to an iron pin located in the southerly margin of Elm Hill Pike. Said iron pin being the common corner of said tract of land, and Lot No. 1, Byrd Subdivision; running thence with the southerly margin of Elm Hill Pike, South 86 degrees 25' east, 50 feet to an iron pin. Said iron pin being the common corner of said tract of land, and the northwesterly corner of a tract of land owned by Pennington Realty Co., as of record in Book 496, page 165, Register's Office for said county, running thence with said Pennington Realty Co.'s, line, south 18 degrees 50' west 273' to an iron pin in the northerly margin of Murfreesboro Pike. Pennington Realty Company's southwest corner; running thence with the northerly margin of Murfreesboro Pike North 70 degrees 42' west, 50.00 feet to the point of beginning.

BEING the same property conveyed to Delta Trade International, Inc., a Tennessee corporation by Warranty Deed of record in Deed Book 6041, page 88, of the Register's Office of Davidson County, Tennessee.

SUBJECT to restrictive covenants of record in Deed Book 2341, page 153; any and all matters of record; all of the Register's Office of Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 10261 PG 702

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 300000.00
CON TX 1110.00
PRFEE 1.00
WDEED 12.00
TOTAL 1123.00
CHECK 1123.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/18/96 01 13:51 0001 6265

0247332
IDENTIF. ↑ REFERENCE

96 NOV 18 PM 1:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1089008