BOOK 10337 PG 79

This instrument prepared by: Robert A. Anderson
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
Mohammad T. Nazemi and wife, Shohreh Hassanzadeh 5100 Nolensville Pike Nashville, Tennessee 37211	9439 Gentlewind Drive Brentwood, Tennessee 37027	161-4-100

For and in consideration of the sum of Ten and 00/100----($10.00)----DOLLARS, and other good and valuable consideration, JOSEPH HENRY STRASSER, III and NANCY PERDITA FORSHEE, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto the said MOHAMMAD T. NAZEMI and wife, SHOHREH HASSANZADEH, hereinafter referred to as Grantees, their successors, heirs and assigns, a certain tract or parcel of land is described as follows:

Land in Davidson County, Tennessee, described as follows: Beginning at the northeasterly corner of Strasser Property at the southerly margin of Tusculum Road. Said point also being the point of intersection of said margin of Tusculum Road with the southwesterly line of the parcel designated reserved for commercial on the Plan of Goodrich Heights of record in Book 2663, page 60, said Register's Office.

Thence South 16 degrees 57 minutes 51 seconds East 49.49 feet to a concrete monument;

Thence South 67 degrees 41 minutes 17 seconds West 258.83 feet to an iron pin;

Thence North 07 degrees 59 minutes 00 seconds West 123.93 feet to an iron pin;

Thence with a curve to the right, having a central angle of 78 degrees 41 minutes 03 seconds and a radius of 25.00 feet, 34.33 feet to an iron pin;

Thence with a curve to the right, having a central angle of 31 degrees 31 minutes 31 seconds and a radius of 260.35 feet, 143.25 feet to an iron pin;

Thence with a curve to the left, having a central angle of 07 degrees 04 minutes 41 seconds and a radius of 692 77 feet, 85.58 feet to the point of beginning containing 26,782.3087 square feet or 0.6148 acres.

According to a survey done by Volunteer Surveying dated January 23, 1997, License Number 1684.

Being the same property conveyed to Joe H. Strasser, Jr. and wife Evelyn Strasser by Deed from Joe H. Strasser of record in Book 1129, page 466, said Register's Office, as corrected by Instrument to Establish Boundary Line of record in Book 4175, page 272, said Register's Office. The said Joe H. Strasser, Jr. having predeceased Evelyn Strasser and the said Evelyn Strasser having since died. The

Will of Evelyn Strasser of record in Will Book 210, page 106, Davidson County Probate Court Clerk's Office devised the subject property to Joseph Henry Strasser, III and Nancy Perdita Forshee.

This conveyance is subject to all easements of record.

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 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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is $120,000.00.

Nancy Perdita Forshee
Affiant

Subscribed and sworn to before me, this the 28th day of January, 1997.

Robert C. Peterson
NOTARY PUBLIC

My Commission Expires: 9/23/00

This is improved property known as 5100 Nolensville Pike, Nashville, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

ELENA C. STRASSER, Wife of JOSEPH HENRY STRASSER, III, joins in this conveyance to convey any and all interest, if any, she may have in the property.

ROBERT J. FORSHEE, Husband of NANCY PERDITA FORSHEE, joins in this conveyance to convey any and all interest, if any, he may have in the property.

Witness my hand this 28 day of January, 1997.

Joseph Henry Strasser III
JOSEPH HENRY STRASSER, III

Elena C. Strasser
ELENA C. STRASSER

Nancy Perdita Forshee
NANCY PERDITA FORSHEE

Robert J. Forshee
ROBERT J. FORSHEE

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 JOSEPH HENRY STRASSER, III, the bargainor, 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.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of January, 1997.

Notary Public

My Commission Expires: 9/23/00

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 ELENA C. STRASSER, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of January, 1997.

Notary Public

My Commission Expires: 9/23/00

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 NANCY PERDITA FORSHEE, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of January, 1997.

Notary Public

My Commission Expires: 9/23/00

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 ROBERT J. FORSHEE, the bargainor, 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.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of January, 1997.

Notary Public

My Commission Expires: 9/23/00

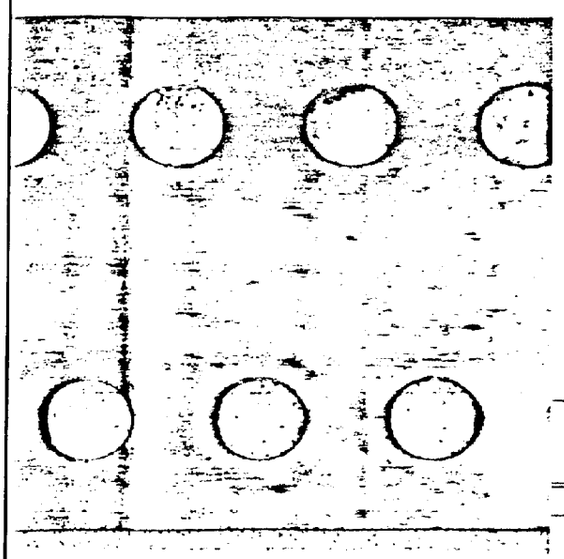
0269397

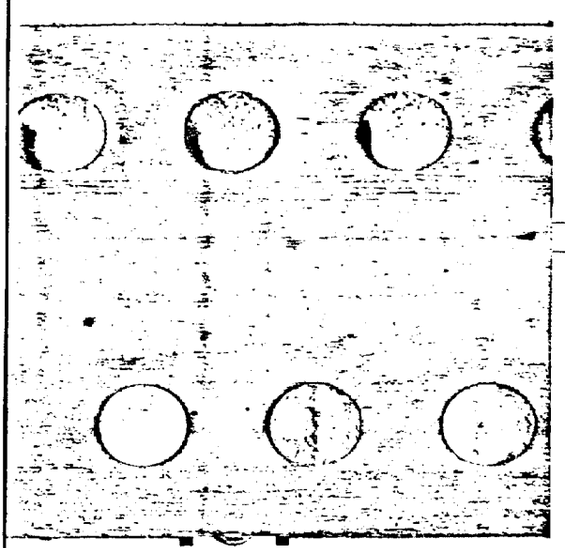
IDENTIFICATION REFERENCE

97 FEB -3 PM 2:39

FILED FOR RECORD
DAVIDSON COUNTY, TN.

2289 02/03/97 0101 03CHECK 457.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10337 PG 82

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 120000.00
				CON TX 444.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 457.00
				CHECK 457.00
02/03/97	01			12:40 0001 2389

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0269397 IDENTIF. # REFERENCE

97 FEB -3 PM 12:3

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1112910