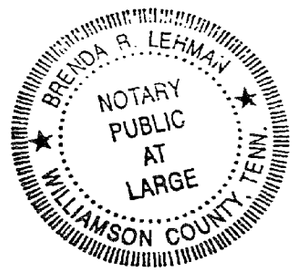
BOX 52

BK: 10957 PG: 559

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: 3/6/99
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Hamid Doust (NAME) | Hamid Doust (NAME) | 155-8C-15 |
| Lots 15, 121 & 131 Poplar Creek (ADDRESS) | 112 Bay Cove Trail (ADDRESS) | 155-8C-121 |
| Nashville, Tennessee 37221 (CITY) (STATE) (ZIP) | Nashville, TN 37221 (CITY) (STATE) (ZIP) | 155-8C-131 |

FOR AND 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, Lee Chira, Trustee, with full power to sell, transfer, assign, convey and encumber without the joinder of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hamid Doust and Azadeh Jafari, as tenants in common

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:

Being Lot Nos. 15, 121 and 131 as shown on the Plan of Poplar Creek Estates, Phase II, of record in Book 6900, pages 339-347, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lee Chira, Trustee, with full power to sell, transfer, assign, convey and encumber without the joinder of any beneficiary by deed from Nashville Properties Partnership, a Florida general partnership composed of W.C. Demetree, Lee Chira and Nashville Industrial Properties, Inc. of record in Book 8391, page 159, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Linda J. Knudsen executes this instrument by that power vested her in the Power of Attorney of record in Book 8813, page 432, , said Register's Office.

unimproved ( )
This is improved ( X ) property, known as Lots 15, 121 & 131 Poplar Creek, 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 my hand this 29th day of May 19 98

By: Lee Chira by Linda Knudsen Attorn in Fact
Lee Chira, Trustee

STATE OF TENNESSEE
COUNTY OF

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_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda J. Knudsen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lee Chira, Trustee, with full power to sell, transfer, assign convey and encumber without the joinder of any beneficiary, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Lee Chira, Trustee, with full power to sell, trapsfer, assign, convey and encumber without the joinder of any beneficiary. WITNESS my hand and official seal at Brentwood, Tennessee, May 29, 1998.

BRENDA B. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Brenda B Lehman
Notary Public

My Commission Expires 8/99



0144942
IDENTIFICATION REFERENCE
98 JUN -2 PM 2:41

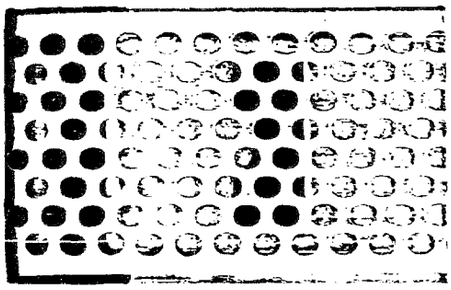
4759 06/02 0101 03CHECK 270.96

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10957 PG 561

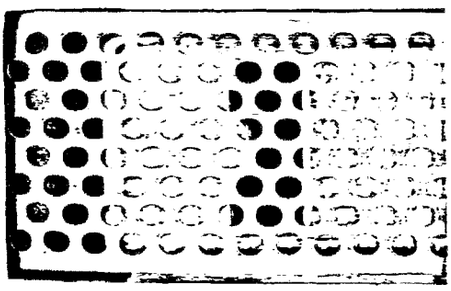
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 70800.00 |
| CON TX | 261.96 |
| PRFEE | 1.00 |
| MISC | 8.00 |
| TOTAL | 270.96 |
| CHECK | 270.96 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/02/98 01 14:43 0001 4759



0444942

IDENTIF. ↑ REFERENCE

98 JUN -2 PM 2:41

REGISTER
DAVIDSON COUNTY, TN

No. 1800691