This instrument prepared by:
Robert W. Rutherford. Attorney
Nashville, TN 37201

New Owner:	Send Tax Bills To:	Map: 181-00-0
Ali Mohsenzadeh	2214 Tedder Blvd.	Parcel: 201
Mohammad B. Salehzadeh	Murfreesboro, TN 37219	Parcel: 202

EXECUTOR'S WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

This instrument is made and executed on this the 1st day of June, 1998 by Nicholas Randolph, executor of the Estate of Ross Cohen Randolph and all of the heirs of said estate being the Grantors herein.

WHEREAS, the Guarantor is the duly qualified person representative ("Executor") of the Estate of Ross Cohen Randolph (the "Decedent") which Estate was opened on the 4th of March, 1998 in the Probate Court for Davidson County, Tennessee (Case No. 98P344) at which time the Decedent's Last Will and Testament ("Will") was admitted to probate; and

WHEREAS, Paragraph VIII of the Will provides the Executor has power to sell, convey, or administer any real estate which is part of the Decedent's probate estate; and

NOW, THEREFORE in consideration of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Nicholas Randolph, Executor, do hereby convey unto Ali Mohsenzadeh and Mohammad B. Salehzadeh, that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

> A Tract of land in the 5th, formerly the 7th Civil District of Davidson County, Tennessee as follows:
>
> Being Lot No. 8, the westerly part of Lot No. 5, and the tract marked "Dower" on the Map of the partition of the estate of Lewis Battle, deceased, as of record in Book 57, page 156, Register's Office of said County, described according to said map and according to certain deeds as follows:
>
> Beginning at a point located in the center of Mill Creek; said point being the northeast corner of the Clyde H. Delvin, Jr., property (Tract III, Deed Book 4743, Page 442) and in the northerly line of the herein described land; thence with the center of Mill Creek N. 45 deg. 44' E a distance of 166.00 feet to a point located at the northwest corner of Tract 3; thence with the northerly line of Tract 3 as follows:
>
> S 44 deg. 16' E a distance of 204.43 feet to an iron pin;
> S 83 deg. 20' E a distance of 666.26 feet to an iron pin at the southwest corner of Tract 1; thence with the southerly line of Tract 1 S 83 deg. 20' E a distance of 238.00 feet to an iron pin in the westerly line of the William Johnston property; thence with Johnston's line S 7 deg. 29' W a distance of 230.96 feet to an iron pin in the northerly line of the Paul E. Johnson property; thence with Johnson's line as follows:
>
> N 83 deg. 20' W a distance of 1237.50 feet to an iron pin; N 5 deg. 19' E a distance of 73.55 feet to an iron pin in the northerly margin of Culbertson Road and in the southerly line of the Delvin

property; thence with Delvin's line and the northerly margin of the road as follows:

N 75 deg. 39' E a distance of 35.89 feet to an iron pin; N 52 deg. 04 feet E a distance of 100.00 feet to an iron pin; thence leaving the road with Delvin's line N 15 deg. 12' W a distance of 80.00 feet to the point of beginning, containing 6.70 acres more or less.

Included in the above described property is a portion of an Old Family Cemetery.

Ingress Egress of said Old Family Cemetery retained.

Being same property conveyed to Ross C. Randolph by Quitclaim Deed from Nicholas W. Randolph, of record in Book 7725, page 673 Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances which may affect the premises, and subject to the follows:

RESTRICTIVE COVENANTS

The following Restrictive Covenants shall run with the land of a period of twenty (20) years from the date of the deed hereto wit:

1. Minimum 1800 square feet of living area.
2. Residence must be 50% brick or stone to grade.
3. Only one (1) since family residential home per lot.
4. No mobile homes or trailers.
5. No poultry, swine, or cattle.
6. No obnoxious or offensive behavior.
7. Any outbuildings or barns are to be located to the rear of the residence, and must be of similar or same material of residence.

And the Estate shall warrant and defend title, against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any. Grantor warrants that the Estate has power and authority to convey title in fee simple.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of June, 1998.

Nicholas Randolph

NICHOLAS RANDOLPH, Executor of the Estate of Ross Cohen Randolph

Nicholas Randolph

NICHOLAS RANDOLPH, Heir of the Estate of Ross Cohen Randolph

Linda Weeks

LINDA WEEKS formerly Linda Randolph
Heir of the Estate of Ross Cohen Randolph

Billie J. Randolph

BILLIE J. RANDOLPH
Heir of the Estate of Ross Cohen Randolph

Ronda Garlits

RONDA GARLITS formerly Randolph
Heir of the Estate of Ross Cohen Randolph

Sandra Carney

SANDRA CARNEY formerly Sandra Jones
Heir of the Estate of Ross Cohen Randolph

Theresa A. Randolph

THERESA A. RANDOLPH
Heir of the Estate of Ross Cohen Randolph

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, on this day personally appeared Nicholas Randolph, Executor and Heir of the Estate of Ross Cohen Randolph, Linda Weeks, Billie J. Randolph, Sandra Carney, and Theresa A. Randolph known to me to be the persons whose names are subscribed to the foregoing instrument, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SWORN to and subscribed to before me
this 1st day of June, 1998.

NOTARY PUBLIC

My Commission Expires: 11/28/98

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Seventy-Two Thousand and No/100 ($72,000.00) Dollars.

AFFIANT

SWORN to and subscribed to before me
this 1st day of June, 1998.

NOTARY PUBLIC

My Commission Expires: 11/28/98

4928 06/02 0101 03CHECK 279.40

PICK-UP

98 JUN-2 PM 4:16

04451107

IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10958 PG 269

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 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 12.00
TOTAL 279.40
CHECK 279.40

06/02/98 01 16:18 0001 4928

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0445107
IDENTIFICATION REFERENCE
98 JUN -2 PM 4:16
REGISTER
DAVIDSON COUNTY, TN.

No. 1300853