Prepared by:
Samuel F. Anderson
Attorney at Law
2016 Eighth Avenue South
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $63,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of February, 1999.

Notary Public

My commission expires 3/24/01

SAMUEL F. ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Address of New Owner:
Hassan Eslami
1248 Mary Helen Drive
Nashville, TN 37220

Send Tax Bills to:
Same

Tax Information
Map Parcel
133/50

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Glenn Segroves and wife, Irma Segroves and Terry Segroves, a married person, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto Hassan Eslami, a married person, hereinafter called the Grantee(s) its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract 1

Said tract of land is located in the 6th, formerly the 9th Civil District of Davidson County, Tennessee and described according to a survey made in August, 1940 by Z. W. Wilkinson, Surveyor.

Beginning at a point in the Center of the Antioch Pike, the southeast corner of the Old Turbeville Home Place; thence north 1 degree east 314 feet to a stone wall; thence north 86 degrees west 35.5 feet to a stake; thence 1 degree 45' west 240 feet to a stake; thence north 77 deg. 30' east 276 feet to a point in the center of Mill Creek thence with the center of said Creek north 5 deg. East 173 feet to a point; thence south 5 deg. 30' east 150 feet to a point on head of island above fork of creek; thence south 7 degrees 30' west, 437 feet to the center of said Antioch Pike; thence with the center of Antioch Pike north 76 degrees 30 ' west 324 feet to the point of beginning containing 4.726 acres, more or less.

Tract 2

Beginning at a point in the center of Antioch Pike, the southeast corner of the Old Turbeville Home Place; thence with the easterly margin of the Old N.C. & St. L. Railway right of way north 1 deg. East 314 feet to a stone wall; thence north 86 deg. West 35.5 feet to a stake; thence continuing with the easterly margin of said right of way north 1 deg. 45' west 70 feet to a stake (iron pin); thence north 89 deg 15' east and passing through the center of a spring on bluff 385 feet to the center o Mill Creek; thence up the center line of said creek south 36 deg. West 71 feet, south 15 deg. West 270 feet, south 5 deg. East 300 feet and south 55 deg. 390' east 150 feet to a point on the head of island above fork of creek; thence leaving creek, south 7 deg. 30' west 437 feet to the center of said Antioch Pike; thence with the center line of said Antioch Pike north 75 deg. 30'west 324 feet to the point of beginning containing 7.962 acres, more or less according to survey made by Z. J. Wilkenson surveyor on August, 1940.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Tract 3

Beginning at an iron pin in the northerly margin of the Turbeville Home Place, said beginning point being in the westerly margin of the Shumate property and being the southeast corner of the Payne tract; thence with the boundary line between the Payne and Shumate properties north 1 degree 45' west 740 feet to an iron pin; thence south 89 deg. 15' west 22.7 feet to a stake; thence south 0 deg. 45' west 336.5 feet to an iron pin; thence south 336.5 feet to an iron pin; thence south 3 deg. 30' west 200.0 feet to an iron pin; thence south 2 deg. 05' west 200.8 feet to a stake in the northerly margin of Turbeville Home Place 78.3 feet to the point of beginning.

Included in the above described property but expressly excluded therefrom are the following described properties.

Land located in the 6th Civil District of Davidson County, Tennessee described as follows, to wit:

1: Beginning at a point in the center of Mills Creek, where the lands of Payne, Vinson Realty Company and Shumate intersect, said pin being south 36 deg. 30' west 75 feet right of the proposed center line Station 166+15; thence with Mills Creek south 36 deg. 30' west 80 feet to a point; thence with the radius of a 1 deg. Curve to the left and having a circular distance of 88 feet to a point in the boundary line north 89 deg. East 102 feet to the point of beginning and containing 0.99 acres, more or less.

Being the same property conveyed to the State of Tennessee by deed from Tom W. Shumate and wife, Katherine B. Shumate of record n Book 2884, page 357, Register's Office for Davidson County, Tennessee.

2: Beginning at a point in the Center of Antioch Pike with its intersection in the center of Seven Mile Creek; thence with center of said Creek as follows; North 5 deg. 40' east 46 feet ; north 12 deg. 55' west 153 feet; north 16 deg. 30' east 167 feet; north 30 deg. 05' east 50 feet and north 52 deg. 15' east 89 feet; thence south 52 deg. 25' east 83 feet; thence with the same, north 74 deg. 40' west 100 feet to the beginning, containing 1.3 acres more or less.

Being the same property conveyed to Henry Horrell and Wilson Brazelton d/b/a/ B & H Development Company by Deed from Katherine B. Shumate of record in Book 4262, page 80, Register's Office for Davidson County, Tennessee.

3: A strip of land from Station 210+55 to Station 213+82 average width 11 feet extending 30 feet on the right of the center line.

Being the same property conveyed to Davidson County, Tennessee by Right of way deed from Tom Shumate and wife, Katherine Bowden Shumate of record in Book 2547, page 467, Register's Office for Davidson County, Tennessee.

4: Beginning at a point in the north margin of Antioch Pike said point being 30 feet left of centerline station 14+27; thence with the proposed north margin of said road north 15 deg. 18' 54" east 15 feet to a point; thence south 74 deg. 45' 11" east 69 feet, more or less to a point; thence with the Henry Horrell west boundary in the center of Seven Mile Creek south 5 deg. 40' west 16 feet, more or less to a point; thence with the said existing margin northwesterly 72 feet, more or less to the point of beginning and containing 1,029 square feet.

Being the same property conveyed by Johnny W. Shumate to Metropolitan Government of Nashville and Davidson county, Tennessee of record in Book 6551 Page 667, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Glenn Segroves and wife, Irma Segroves and Terry Segroves by deed from Johnny W. Shumate of record in Book 8617, page 325, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 1999 taxes a lien which are not yet due and payable. 2) Sanitary Sewer Easement of record in Book 4813 page 144 and Book 4816, page 399.

This property is improved property known as 1022 Antioch Pike, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 24th day of February, 1999.

Glenn Segroves

Irma Segroves

Terry Segroves

Linda Segroves, who joins in this conveyance of the sole purpose of conveying any marital interest she may have.

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 Glenn Segroves and wife, Irma Segroves, Terry Segroves and wife Seagroves, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 1999.

Notary Public

My Commission expires: 3/24/01

0553327
IDENTIF. & REFERENCE
99FEB 25 PM 1:46
DAVIDSON COUNTY, TN.
248.10

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11356 PG. 48

0553327

IDENTIF. & REFERENCE

99 FEB 25 PM 1:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	63000.00
CON TX	233.10
PRFEE	1.00
MDEED	12.00
CFEE	2.00
TOTAL	248.10
CHECK	248.10

02/25/99 01 13:44 0001 0444

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1429649