26-B

This Instrument Prepared By:
BAKER, DONELSON, BEARMAN & CALDWELL (KPE)
A Professional Corporation
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 726-5600

Instr:20000811007983G Page: 1 OF 6
REC'D FOR REC 08/11/2000 2:40:28PM
RECORD FEE: $27.00
M. TAX: $0.00 T. TAX: $647.50

WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To:*
Mostafa Pazooki Abdulhossein Borazjani 898 Murfreesboro Road Nashville, TN 37217	Same
Map & Parcel No.: 106-76.01	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **BYRD D. CAIN, JR., Trustee** (the "Grantor") under Trust Agreement with George Cole dated January 28, 1976 (the "Trust"), has bargained and sold and does hereby transfer and convey unto **MOSTAFA PAZOOKI, an individual, and ABDULHOSSEIN BORAZJANI, an individual** (referred to collectively herein as "Grantees"), their heirs, successors and assigns, a certain tract of land located in Davidson County, State of Tennessee and described as follows (the "Property"):

> Land in the 3rd Civil District of Davidson County, Tennessee, being a part of the southwest corner of the Dower Tract of 18 acres and 147 poles as shown on the Plan of the lands of Ed Vaughn, deceased, of record in Plan Book 1, page 89, Chancery Court and described partly according to a copy of a survey thereof made by James A. Hamilton, Jr., Surveyor, dated September 23, 1952, as follows:

BEGINNING at a concrete highway marker in the north margin of Murfreesboro Pike, as now widened and located, said marker being at the southwest corner of the property formerly known as Tennessee Industrial School Property, but which is now a Tourist Court location; thence with the west margin of the property formerly owned by the State of Tennessee and known as above stated, North 34° 59' East 200 feet to a point; thence North 45° 45' West 100 feet to a point; thence South 34° 49' West 200 feet to the north margin of said pike; thence with the margin of the same, South 45° 45' East 100 feet to the point of beginning.

AND BEING the same property conveyed to Byrd D. Cain, Trustee, by deed from George Cole of record in Book 5000, page 85, Register's Office for Davidson County, Tennessee.

This is improved property known as 898 Murfreesboro Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantees, their heirs, successors and assigns, forever.

AND Grantor does hereby covenant with Grantees that he is lawfully seized and possessed of the Property in fee simple; that he has good right to sell and convey the same; and that the same is unencumbered, except as shown on **Exhibit A** attached hereto.

AND Grantor does further covenant and bind himself, his successors, representatives and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

George Cole, the grantor of the Trust and Margaret Cain Cole, Harry Buckley Cole, George Howell Cole and James Curtis Cole, the beneficiaries of the Trust, join in this

conveyance for the purpose of consenting hereto and to convey any interest in the Property that they may possess.

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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 3rd day of August, 2000.

BYRD D. CAIN, JR., Trustee

GEORGE COLE, MARGARET CAIN COLE, HARRY BUCKLEY COLE, GEORGE HOWELL COLE and JAMES CURTIS COLE, by Byrd D. Cain, Jr., Attorney-in-Fact

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **BYRD D. CAIN, JR., Trustee**, 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 within named bargainor, and Trustee for the property herein, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Trustee.

Witness my hand and seal, at office, in Nashville, Tennessee, this the 3rd day of August, 2000.

KENNETH P. EZELL, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON §

My Commission Expires JAN. 25, 2003

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **BYRD D. CAIN, JR.,** 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 attorney-in-fact for George Cole, Margaret Cain Cole, Harry Buckley Cole, George Howell Cole and James Curtis Cole, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as attorney-in-fact.

Witness my hand and seal, at office, in Nashville, Tennessee, this the 3rd day of August, 2000.

KENNETH P. EZELL, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

_____

My Commission Expires JAN. 25, 2003

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $175,000.

AFFIANT

Subscribed and sworn to before me, this 3 day of August, 2000.

NOTARY PUBLIC

My Commission Expires: April 28, 2002

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

EXHIBIT A

Permitted Encumbrances

1. Real Property Taxes for the year 2000 and subsequent years are liens which are not yet due and payable.

2. All matters shown on the plan of record in Plan Book 1, page 89, Chancery Court for Davidson County, Tennessee.