Davidson County DEEDWARR
Recvd: 06/27/01 13:06 5pgs
Fees:23.00 Taxes:851.00
20010627-0068108

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (LRK)
424 Church St., Suite 2000
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner:
Messrs. Mostafa Pazooki
and Abdulhossein Borazjani
898 Murfreesboro Road
Nashville, TN 37217

Send Tax Bills To:
Same

Map & Parcel No.:
Map 106
Parcel 76

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, BYRON J. BEGLEY and BARBIE BEGLEY ("Grantors") have bargained and sold and do hereby bargain, sell, and convey unto MOSTAFA PAZOOKI and ABDULHOSSEIN BORAZJANI, as tenants in common, ("Grantees"), the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

Beginning at a point in the northerly margin of the Murfreesboro Road, said point being the southwest corner of the Byrd D. Cain, Jr., Trustee property as of record in Book 5000, page 85, Register's Office for said county, and further described as lying N 45°-45' W, 100 feet from an existing concrete monument at the southeast corner of the Cain property; thence along the northerly margin of Murfreesboro Road N 45°-45' W, a distance of 100 feet; thence leaving said margin of Murfreesboro Road, N 34°-59' E, a distance of 226.39 feet to a point in the south property line of the State of Tennessee property; thence along the common property line S 71°-37'-12" E, a distance of 205.93 feet to a concrete monument; thence S 34°-59' W, a distance of 117.40 feet to an iron pin, said point being the northeast corner of the Cain property; thence along a common line with the Cain property N 45°-45' W, a distance of 100 feet to an iron pin; thence S 34°-59' W, a distance of 200 feet to the point of beginning, containing an area of 0.779 acres.

Being the same property conveyed to Byron J. Begley by deed of record in Book 7247, page 343, Register's Office for Davidson County, Tennessee, and of which a one-half undivided interest was conveyed to Barbie Begley of record as Instrument 20008150080870, said Register's Office.

This is improved property having a street address of 890 Murfreesboro Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantees, their heirs, successors and assigns, in fee simple forever.

And Grantors do hereby covenant with Grantees that Grantors are lawfully seized in fee of the aforedescribed real estate; that Grantors have a good right to sell and convey the same; that the same is unencumbered except for those matters set forth on Exhibit A attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of persons claiming by or through Grantors; but not otherwise.

WITNESS our signatures, this the 27 day of June, 2001.

Byron J. Begley

Barbie Begley By Byron J. Begley

Barbie Begley by Byron J. Begley,
Attorney-in-fact, See Inst. No.
2001-0627-0068106

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared BYRON J. BEGLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that he acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 27 day of June, 2001.

Lori McPherson
NOTARY PUBLIC

My Commission expires: 5-26-02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Byron J. Begley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence),who upon oath acknowledged that he is the attorney-in-fact for BARBIE BEGLEY, the within named bargainor, and that he acknowledged that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Barbie Begley as her attorney-in-fact.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 27 day of June, 2001.

Lori McPherson
NOTARY PUBLIC

My Commission expires: 5-26-02

Betty Begley, spouse of Byron J. Begley, joins in this conveyance to convey all of her right, title and interest in the above-described property which she may have due to her marital status.

Betty D. Begley
Betty Begley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared BETTY BEGLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that she acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 26th day of June, 2001.

Linda R. Kocon
NOTARY PUBLIC

My Commission expires: 3/23/02

Robert Shannon, spouse of Barbie Begley, joins in this conveyance to convey all of his right, title and interest in the above-described property which he may have due to his marital status.

Robert Shannon

STATE OF KENTUCKY)
COUNTY OF Fayette)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert Shannon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence),the within named bargainor, who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Lexington, Kentucky, this 25 day of June, 2001.

Robert L. Whitaker
NOTARY PUBLIC

MY COMMISSION EXPIRES JUNE 8, 2004
My Commission expires:_____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $230,000.00.

Affiant

Subscribed and sworn to before me, this the 27 day of June, 2001.

Lori McPherson
Notary Public

My Commission Expires: 5-26-02

EXHIBIT A

Permitted Title Encumbrances

1. Real property taxes for 2001, and subsequent years, a lien but not yet due and payable which will be prorated and paid by Grantee.

2. Subject to matters a current, comprehensive survey would disclose.

3. Matters shown on Plat of record in Plat Book 6050, page 329, RODC.