01

Realty Title 48A

Prepared by:
Realty Title & Escrow Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Saeed Sassan
Affiant

Subscribed and sworn to before me this 31st day of December, 2001.

Notary Public
My commission expires: 11/30/04

CAROL R. [illegible] NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

MY COMMISSION EXPIRES: NOVEMBER 30, 2004

01-0112-24107

Address of New Owner:	Send Tax Bills to:	Tax-Information
Saeed Sassan 761 Old Hickory Blvd Suite 202 Brentwood, Tn 37027	NEW OWNER	Map 175 Parcel 36

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, 101 Construction Company, a Tennessee corporation, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Saeed Sassan, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a point in the easterly margin of the Hobson Pike Section of Old Hickory Boulevard South 6 deg. 22' West 150 feet from the north line of the 38 acre tract conveyed to Edward Caldwell by deed from Robert Lusk and wife, of record in Book 1139, Page 5, of the Register's Office for said County, being the northwest corner of a 2 acre tract excluded from the deed of said Edward Caldwell; thence with the easterly margin of the Hobson Pike Section of Old Hickory Boulevard South 6 deg. 22' West 335 feet, more or less, to a point; continuing with said Boulevard in a southwesterly direction and on a 3 deg. curve 165 feet, more or less, to a point, in all 500 feet, more or less, to the southwest corner of a 3 acre tract conveyed to Robert Lusk by Deed from Edward Caldwell, of record in Book 1148, Page 493, said Register's Office; thence South 88 deg. 35' East 450 feet, more or less, to a point, the southeast corner of said 3 acre tract; thence North 6 deg. 22' East, passing the northeast corner of said 3 acre tract at 300 feet, in all 500 feet to a point, the northeast corner of said 2 acre tract; thence North 88 deg. 35' West 435 feet to the point of beginning, containing 5 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Hickerson Engineers, on October 12, 1963, as follows:

Beginning at an iron pin located in the east margin of Hobson Pike-Old Hickory Blvd., the common front corner of the land herein described and the Hadley property as shown on said survey; thence South 88 deg. 35' East 435.0 feet to an iron pin; thence South 6 deg. 22' West 167.5 feet thence North 88 deg. 35' West 435.0 feet to an iron pin in the east margin of Hobson Pike-Old Hickory Blvd., thence North 6 deg. 22' East 167.5 feet to the point of beginning, containing 1.67 acres.

Being the same property conveyed to 101 Construction Co. by deed from Edward Ray Fann, of record in Instrument No. 199912170304362, Register's Office for said County.

101 Construction Co. and 101 Construction Company are one and the same entity.

Davidson County DEEDWARR
Recvd: 01/10/02 15:58 2pgs
Fees:13.00 Taxes:795.50

20020110-0004286

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 12757 Old Hickory Blvd., Antioch, TN 37013.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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 does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 its hand this 31st day of December, 2001.

101 Construction Company

By: Saeed Sassan CEO

Saeed Sassan, CEO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Saeed Sassan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the CEO of 101 Construction Company, the within named bargainor, and that he is authorized by 101 Construction Company to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this 31st day of December, 2001.

Carol R Rivers

Notary Public

My Commission expires: 11/30/04

CAROL R RIVERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.

MY COMMISSION EXPIRES
NOVEMBER 30, 2004