THIS INSTRUMENT PREPARED BY:
ANGUS GILLIS, III
SCHULMAN, LeROY & BENNETT, P.C.
P.O. BOX 190676
NASHVILLE, TN 37219-0676

Davidson County DEEDWARR
Recvd: 05/30/02 15:55 2pgs
Fees:13.00 Taxes:407.00
20020530-0065836

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Abbas Asadsangabi 487 Grand Oaks Drive Brentwood, TN 37027	Same	Map 105-4 Par. 326

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $110,000.00.

Affiant

Sworn and subscribed before me, this 15th day of May, 2002.

Notary Public

My Commission Expires:
2-4-04

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, MARTHA COOPER SISK, individually, and BINGHAM SAMUEL SISK and MARTHA COOPER SISK, Co-Executors of the Estate of Kenneth P. Sisk, referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto ABBAS ASADSANGABI, hereinafter referred to as Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A tract or parcel of land situate, lying and being in the Sixth, formerly the Ninth, Civil District of Davidson County, Tennessee, and more particularly described as follows:

Being part of the lands previously belonging to the Estate of John Kirkman, deceased, as shown by plan of record in Book 37, page 411, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of the Murfreesboro Pike or Lafayette Street, as widened, 10 feet south of the northwest corner of the property conveyed to Willis Vick by deed from Nashville Trust Company, Trustee, of record in Book 794, page 338, said Register's Office; then with Vick's westerly line southwardly 140 feet more or less to his southwest corner; thence westwardly 100 feet to the eastern boundary line of a tract of land previously owned by West Kentucky Coal Company; thence North 3 1/2° East with the West Kentucky Coal Company's eastern boundary line 140 feet, more or less, to the southerly margin of said pike; thence with said pike, eastwardly 100 feet to the beginning.

Being part of the same property conveyed by Kenneth P. Sisk and wife, Martha C. Sisk, to Angus Gillis, III, Trustee, and by Angus Gillis, III, Trustee to Kenneth Pl Sisk and wife, Martha C. Sisk, as tenants in common of record in Book 8461, page 822, Register's Office for Davidson County, Tennessee.

This is un improved property known as 311 Murfreesboro Road, Nashville, Tennessee 37210.

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, his heirs and assigns forever, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for matters shown on plan of record in Book 37, page 411, Register's Office for Davidson County, Tennessee, all easements and restrictions of record, all zoning laws of the Metropolitan Government of Nashville and Davidson County, Tennessee, sanitary and/or storm sewer easement of record in Book 4790, page 216, Register's Office for Davidson County, Tennessee; and taxes for the year 2002 which the Grantee herein assumes and agrees to pay.

Further, this conveyance is made subject to the rights of the current tenant, who is leasing the property described above on a month to month basis. The Grantee shall have the obligation to terminate the lease of the tenant if he so desires.

And Grantors do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of May, 2002.

Martha Cooper Sisk
Martha Cooper Sisk

Bingham Samuel Sisk
Bingham Samuel Sisk, Co-Executor
of Estate of Kenneth P. Sisk

Martha Cooper Sisk
Martha Cooper Sisk, Co-Executor
of Estate of Kenneth P. Sisk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Martha Cooper Sisk, individually, and Bingham Samuel Sisk and Martha Cooper Sisk, as Co-Executors of the Estate of Kenneth P. Sisk, the bargainors, 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 purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of May, 2002.

[illegible]
Notary Public

My Commission Expires:
7-04