BOX 289

0020080

OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 06/20/02 08:53 3pgs
Fees:18.00 Taxes:1110.00

20020620-0074441

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF June, 2002.

NOTARY PUBLIC

My Commission expires: 9/21/02

THIS INSTRUMENT PREPARED BY:

Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
ALI AHMAD RAHME	Same	106-01-0-053.00
(NAME)	(NAME)	
5884 Woodlands Ave		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 300,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MOBSEN GHIASSI AND AGHDAS GHIASSI, HUSBAND AND WIFE

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

ALI AHMAD RAHME

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

This is unimproved ( ) improved (X) property, known as 410 Murfreesboro Road - Nashville, TN 37210

(House Number) (Street) (City) (State) (Zip)

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 and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 14th day of June, 2002.

MOBSEN GHIASSI

AGHDAS GHIASSI

By MOHSEN GHIASSI, ATTY-IN-FACT

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MOBSEN GHIASSI

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 14th day of June 2002.

My Commission expires:
9/28/02

Jo Ann Smith
Notary Public

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mohsen Ghiassi, to me known to be the person who executed the foregoing instrument on behalf of Aghdas Ghiassi, and acknowledged that he executed the same as the free act and deed of the said Aghdas Ghiassi.

Witness my hand and official seal at office this 14th day of June 2002.

My Commission expires:
9/28/02

Jo Ann Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

EXHIBIT "A"

TRACT 1

Being the easterly 35.0' of Lot Number 1 on the Map of Byrd Subdivision as of record in Book 547, page 23, Register's Office for said County.

Beginning at an iron pin in the northerly margin of Murfreesboro Pike (as widened) said iron pin being located 783.8' south 70 deg. 42' east from the beginning of radius at the intersection of Murfreesboro Pike and Elm Hill Pike. Also being located North 70 deg. 42' west 35.0' from the southeast corner of said Lot Number 1 and 2 on above mentioned plan, 247.0' to an iron pin in the southerly margin of Elm Hill Pike. Said iron pin being located South 86 deg. 25' east 15.8' from the common corner of Lots 1 and 2; running thence with the south margin of Elm Hill Pike, 36.0' to an iron pin, said iron pin being the northwesterly corner of the Tawater property, as of record in Book 1306, page 138, Register's Office for Davidson County, Tennessee. Running thence with said line south 19 deg. 00' west 257.0' to an iron pin in the north margin of Murfreesboro Pike, being the common corner of Tawater Property and said Lot Number 1; thence running with the North margin of Murfreesboro Pike, N. 70 deg. 42' west, 35.0' to the point of beginning.

TRACT 2

Being a parcel of land located in the 3rd, formerly the 15th Civil District of Davidson County, Tennessee.

Beginning at an iron pin located in the northerly margin of Murfreesboro Pike, (as widened). Said iron pin being the common corner of said property and the southeasterly corner of Lot Number 1, Byrd Subdivision, as of record in Book 547, page 23, Register's Office for Davidson County, Tennessee. Said Lot corner being located south 70 deg. 42' east 818.8' from beginning of radius at the intersection of Murfreesboro Pike, and Elm Hill Pike; running thence with the line between said Lot Number 1, and said property north 19 deg. 00' east 257.0' to an iron pin located in the southerly margin of Elm Hill Pike. Said iron pin being the common corner of said tract of land, and Lot No. 1, Byrd Subdivision; running thence with the southerly margin of Elm Hill Pike, South 86 deg. 25' east, 50 feet to an iron pin. Said iron pin being the common corner of said tract of land, and the northwesterly corner of a tract of land owned by Pennington Realty Co., as of record in Book 496, page 165, Register's Office for said county, running thence with said Pennington Realty Co.'s line, south 18 deg. 50' west 273' to an iron pin in the northerly margin of Murfreesboro Pike. Pennington Realty Company's southwest corner; running thence with the northerly margin of Murfreesboro Pike North 70 deg. 42' west, 50.00 feet to the point of beginning.

Being the same property conveyed to MOBSEN GHIASSI AND AGHDAS GHIASSI, HUSBAND AND WIFE, by deed from DELTA TRADE INTERNATIONAL, INC., A TENNESSEE CORPORATION, of record in Book 10261, page 699, said Register's Office.

Mobsen Ghiassi is the same person as Mohsen Ghiassi.