54485

Box 49

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
3102 West End Avenue
Suite 1150
Nashville, TN 37203
(615) 383-3345

| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| Hassan Mousavi<br>409 Hope Avenue<br>Franklin, TN 37067 | New Owner | 149-8/48 |

# SUCCESSOR TRUSTEE'S SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Hundred Eighty Thousand and No/100 ($180,000.00) Dollars, the receipt of which is hereby acknowledged, Charles B. Reasor III, Successor Trustee ("Grantor"), acting as successor trustee only, has this day bargained and sold, and does hereby transfer and convey unto Hassan Mousavi ("Grantee"), Grantee's heirs, successors and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF EZE-SAN PARK, OF RECORD IN BOOK 4060, PAGE 64, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF MURFREESBORO PIKE AT THE WESTERLY CORNER OF THE PROPERTY CONVEYED TO PHILLIPS' PETROLEUM COMPANY, BY DEED FROM J.E. MOSS, ET. UX. OF RECORD IN BOOK 3901, PAGE 774, REGISTER'S OFFICE FOR SAID COUNTY; THENCE NORTH 48 DEGREES 24' EAST 200 FEET TO A POINT; THENCE NORTH 41 DEGREES 36' WEST 100 FEET TO A POINT; THENCE SOUTH 48 DEGREES 24' WEST 200 FEET TO A POINT IN THE NORTHEASTERLY MARGIN OF MURFREESBORO PIKE; THENCE SOUTH 41 DEGREES 36' EAST ALONG THE SAID MARGIN OF MURFREESBORO PIKE, 100 FEET TO THE POINT OF BEGINNING.

THERE IS ALSO CONVEYED AN EASEMENT FOR INGRESS AND EGRESS OVER, ACROSS AND UPON A 20-FOOT STRIP OF LAND EXTENDING NORTHWESTWARDLY FROM THE NORTHWESTERLY MARGIN OF RURAL HILL ROAD LYING IMMEDIATELY ADJACENT TO THE NORTHEASTERLY LINE OF THE ABOVE MENTIONED LAND CONVEYED TO PHILLIP'S PETROLEUM COMPANY, A DISTANCE OF 150 FEET TO THE SOUTHEASTERLY BOUNDARY OF THE LAND HEREINABOVE DESCRIBED.

THIS BEING THE SAME PROPERTY CONVEYED TO ALIREZA RABIEI AND WIFE, SOHEILA RABIEI BY DEED OF RECORD AS INSTRUMENT NUMBER 200007110068816, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Davidson County DEEDTRS
Recvd: 02/24/03 11:50 6pgs
Fees:33.00 Taxes:666.00
20030224-0024117

This is improved property known as 2582 Murfreesboro Pike, Nashville, Tennessee 37217.

This conveyance is made pursuant to the powers conferred upon Grantor by a Deed of Trust dated July 11, 2000 executed by Alireza Rabiei ("Mr. Rabiei") and Soheila Rabiei ("Ms. Rabiei") in favor of The Bank of Nashville ("TBON"), as beneficiary, of record as Instrument Number 200007110068817, Register's Office for Davidson County, Tennessee ("RODC") and a Deed of Trust dated June 20, 2001 executed by Mr. Rabiei and Ms. Rabiei in favor of TBON, as beneficiary, of record as Instrument Number 20010625-0066997, RODC (collectively the "Deeds of Trust"), with Grantor having been appointed successor trustee by instruments of record as Instrument Number 20021230-0161633, RODC and Instrument Number 20021230-0161634, RODC. As set forth in the notice of foreclosure sale (the "Notice"), a copy of which is attached hereto as Exhibit "A", published pursuant to the Deeds of Trust and applicable law in the Nashville Record on January 23, 2003, January 30, 2003, and February 6, 2003, default was made in the terms, conditions, provisions, and payments provided for in the Deeds of Trust, and the sale at foreclosure of the Property was scheduled for Thursday, February 13, 2003 at 10:15 a.m. in Nashville, Tennessee at the front door of the Davidson County Courthouse. At that time, the foreclosure sale was held and concluded as provided in the Notice with TBON constituting the highest bidder at such sale. TBON has elected not to take title to the Property and has directed Grantor to convey the Property to Grantee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's heirs, successors and assigns, forever, Grantor, solely in Grantor's fiduciary capacity as successor trustee, covenants and binds himself, his successors in trust and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 21st day of February, 2003.

GRANTOR:

Charles B. Reason III, Successor Trustee

Charles B. Reason III,
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Pamela B. Hampton, a Notary Public for the state and county aforesaid, Charles B. Reason III, Successor Trustee, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of February, 2003.

Pamela B. Hampton

Notary Public

PAMELA HAMPTON NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires:

My Commission Expires 12/17/03

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 180,000.

Affiant

SUBSCRIBED AND SWORN to before me, this 21st day of February, 2003.

My Commission Expires 12/17/03

My Commission Expires

Notary Public

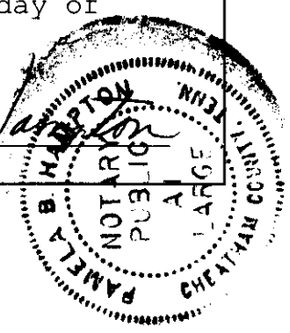


Exhibit "A"

Notice of Foreclosure Sale

NOTICE OF FORECLOSURE SALE

Default having occurred under a Deed of Trust dated July 11, 2000 executed by Alireza Rabiei and Soheila Rabiei (collectively "Grantors") in favor of T. Wayne Hood, as trustee, and The Bank of Nashville ("TBON"), as beneficiary, of record as Instrument Number 200007110068817, Register's Office for Davidson County, Tennessee ("RODC") and a Deed of Trust dated June 20, 2001 executed by Grantors in favor of Charles E. Hooks, as trustee, and TBON, as beneficiary, of record as Instrument Number 20010625-0066997, RODC (collectively the "Deeds of Trust"); and Charles B. Reasor III (the "Successor Trustee") having been duly appointed successor trustee under the Deeds of Trust by instruments of record in the RODC;

NOW, THEREFORE, I, Charles B. Reasor III, as successor trustee and not otherwise, acting upon the demand of TBON, which is the lawful owner and holder of the indebtedness secured by the Deeds of Trust will on

Thursday, February 13, 2003

at 10:15 a.m. (ten fifteen o'clock in the morning) in Nashville, Tennessee at the front door of the Davidson County Courthouse, sell to the highest bidder for cash, at public outcry, the real property (the "Property") in Davidson County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF EZE-SAN PARK, OF RECORD IN BOOK 4060, PAGE 64, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF MURFREESBORO PIKE AT THE WESTERLY CORNER OF THE PROPERTY CONVEYED TO PHILLIPS' PETROLEUM COMPANY, BY DEED FROM J.E. MOSS, ET. UX. OF RECORD IN BOOK 3901, PAGE 774, REGISTER'S OFFICE FOR SAID COUNTY; THENCE NORTH 48 DEGREES 24' EAST 200 FEET TO A POINT; THENCE NORTH 41 DEGREES 36' WEST 100 FEET TO A POINT; THENCE SOUTH 48 DEGREES 24' WEST 200 FEET TO A POINT IN THE NORTHEASTERLY MARGIN OF MURFREESBORO PIKE; THENCE SOUTH 41 DEGREES 36' EAST ALONG THE SAID MARGIN OF MURFREESBORO PIKE, 100 FEET TO THE POINT OF BEGINNING.

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THIS BEING THE SAME PROPERTY CONVEYED TO ALIREZA RABIEI AND WIFE, SOHEILA RABIEI BY DEED OF RECORD AS INSTRUMENT NUMBER 200007110068816, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The street address of the Property is 2582 Murfreesboro Pike, Nashville, TN 37217.

The map/parcel number of the Property is 149-8/48.

The Property sold pursuant to this notice of foreclosure sale shall be sold "AS IS," and neither the Successor Trustee nor the beneficiaries of the Deeds of Trust, nor any agent or attorney therefor makes or shall make any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults under or the effect of this foreclosure sale upon the rights of any party under such a lease.

The sale of the Property shall be subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments, plus penalty and interest (if any), riparian rights, and any unwaived redemptive rights (including redemptive rights of any taxing authority by reason of any tax liens), plus any and all other rights, matters, and encumbrances superior in right to the liens of the Deeds of Trust.

The sale of the Property may be adjourned by the Successor Trustee and may be reset at a later time and/or date by announcement at the time and place of the originally advertised sale and without any further publication. The sale of the Property shall be conducted for cash (or credit upon the indebtedness secured by the Deeds of Trust if the lawful owner and holder thereof is the successful purchaser) to be tendered upon the conclusion of the bidding; provided, however, that prior to the sale of the Property, the Successor Trustee, acting on his own behalf or by and through one or more agents or representatives, may announce different or additional terms pursuant to which the sale of the Property shall be conducted.

Other interested parties: Alireza Rabiei; Soheila Rabiei; The Bank of Nashville; and Import Auto Market, Inc.

Dated: January 21, 2003.

Charles B. Reasor III, as
successor trustee and not otherwise
WHITE & REASOR, PLC
Two American Center, Suite 1150
3102 West End Avenue
Nashville, TN 37203
Telephone: (615) 383-3345

WHITE & REASOR, PLC

By: _____
Steven L. West,
Attorneys for the
Successor Trustee

Insertion dates: January 23, 2003, January 30, 2003, and February 6, 2003.

Newspaper for Publication: Nashville Record.