File Box 3

This Instrument Prepared By:

GORDON, BOTTORFF, SROUJI & HESS
A Professional Corporation
5201 Maryland Way
Brentwood, Tennessee 37027

WARRANTY DEED BOOK 6469 PAGE 645

FROM: EMZ DESIGN AND BUILDING CO. and DR. MOHAMMAD KHALEGHDAD-ARAB

TO: CRAIG STEPHEN HOLLOWAY and wife, HELEN M. HOLLOWAY

GENERAL PROPERTY REFERENCE: 1201 Lambeth Way at Piccadilly Row
Antioch, Tennessee 37013
Lot 78, Plan of Piccadilly Square

Address New Owner(s) as Follows: Send Tax Bills To: Map-Parcel Nos.

Craig Stephen Holloway and wife, Lomas & Nettleton Co. 149-2-A
Helen M. Holloway Parcel 48
1201 Lambeth Way at Piccadilly Row 2001 Bryan Tower
Antioch, Tennessee 37013 Dallas, Texas 75201

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is Eighty Four Thousand and no/100 ($84,000.00) Dollars.

EMZ DESIGN & BUILDING CORP.
BY: M. Khaleghdad
Affiant

SUBSCRIBED AND SWORN TO before me, this the 8th day of December, 1984.

Notary Public

My Commission Expires: 7-18-87

FOR AND IN CONSIDERATION OF the sum of EIGHTY FOUR THOUSAND AND NO/100 ($84,000.00) DOLLARS, cash in hand paid, EMZ DESIGN AND BUILDING CO. and DR. MOHAMMAD KHALEGHDAD-ARAB, have bargained and sold, and by these presents do transfer and convey unto CRAIG STEPHEN HOLLOWAY and wife, HELEN M. HOLLOWAY, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Piccadilly Square, Phase 1, as of record in Book 5200, page 720, Register's Office for Davidson County, Tennessee, reference to which is here made for a more complete and accurate description of said property.

Being the same property conveyed to EMZ Design and Building Co. and Dr. Mohammad Khaleghdad-Arab by deed from Wellington Enterprises, Ltd., of record in Book 6238, page 572, Register's Office, Davidson County, Tennessee.

This instrument is made subject to Restrictive Covenants of record in Book 6236, page 730, said Register's Office, the Plan of record in Book 5200, page 720, said Register's Office, to which reference is made and which contains certain setback

lines and easements thereon, and to all applicable local government planning, building and zoning regulations.

This lot is part of a Planned Unit Development and subject to the Declaration of Covenants and Restrictions of record in Book 6236, page 683, said Register's Office, including but not limited to, assessments, special assessments, charges and liens, and the By-Laws of the Piccadilly Square Homeowners Association of record in Book 6236, page 708, said Register's Office and the Master Deed conveying the common area to the Association of record in Book 6236, page 680, said Register's Office. The fee title to any lot described as bounded by any street, lane, walkway, park, trail, playground, lake, pond, pool or any other common property which has not been dedicated or accepted by the public and the fee title to any lot shown on the recorded plat of Piccadilly Square as abutting upon any such common property shall not extend upon such common property and the fee title to such common property is reserved to Wellington Enterprises to be conveyed to the Piccadilly Square Homeowners Association for the common enjoyment of all of the residents in Piccadilly Square.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to CRAIG STEPHEN HOLLOWAY and wife, HELEN M. HOLLOWAY, forever.

EMZ DESIGN AND BUILDING CO. and DR. MOHAMMAD KHALEGHDAD-ARAB do covenant with CRAIG STEPHEN HOLLOWAY and wife, HELEN M. HOLLOWAY, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered.

EMZ DESIGN AND BUILDING CO. and DR. MOHAMMAD KHALEGHDAD-ARAB further covenant and bind themselves, their successors and assigns, to warrant and defend forever the title to said land to CRAIG STEPHEN HOLLOWAY and wife, HELEN M. HOLLOWAY, against the lawful claims of all persons whomsoever.

Witness our hands this 28th day of December, 1984, the corporate party having caused these presents to be signed by a duly authorized officer.

EMZ DESIGN AND BUILDING CO.

By: _____
Mosen Malakouti,
President

MOHAMMAD KHALEGHDAD-ARAB

Dr. Mohammad Khaleghdad Arab

Reza K. Arab

By: _____
REZA K. ARAB,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared MOSEN MALAKOUTI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president of EMZ DESIGN AND BUILDING CO., the within named bargainor, a corporation, and that he as such president, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as president.

Witness my hand and official seal, at office in Nashville, this 28th day of December, 1984.

Notary Public

My Commission Expires: 7-18-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared REZA K. ARAB, to me known to be the person who executed the foregoing instrument on behalf of DR. MOHAMMAD KHALEGHDAD-ARAB and who acknowledged that he executed the same as the free act and deed of the said DR. MOHAMMAD KHALEGHDAD-ARAB by virtue of that Power of Attorney, duly executed by the said DR. MOHAMMAD KHALEGDAD-ARAB and appearing of record in Book 6469, page 644, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, at office in Nashville, this 28th day of December, 1984.

(The said Dr. Mohammad Khaleghdad-Arab being one in the same as Dr. Mohammad K. Arab and Mohammad K. Arab).

Notary Public

My Commission Expires: 7-18-87

1737 01/08 227.90- CHECK

I 7 5 2 2 8

IDENTIF. REFERENCE

JAN 8 8 50 AM '85

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6469 PAGE 648

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

84000.00- CAMT.
218.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 227.90-
1737A01/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1752281

IDENTIF. REFERENCE

JAN 8 8 50 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99406