Address New Owner:

Manouchehr Farazmand
c/o Tom G. Coleman, Jr.
9000 E. Church St.
Brentwood, TN 37027

Send Tax Bills to:

Same

Map/Parcel

Map 149
P/O Par 53 & 289

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Mohamad Izadian Bidgoli, a 20/100 interest, Hossein Izadian Bidgoli, a 10/100 interest, Hassan Izadian Bidgoli, a 10/100 interest, Masoomeh Faghehi-Rezaee (Izadian), an 8/100 interest and Abolfazl Izadian Bidgoli, a 2/100 interest, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said Manouchehr Farazmand, a 50/100 interest, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBITS A, B

Tracts A & B:
Being part of the same property conveyed to Mohamad Izadian Bidgoli, a 10/100 interest of record in Book 5961, Page 98, Register's Office for Davidson County, Tennessee, Hossein Izadian Bidgoli, a 10/100 interest of record in Book 5961, Page 96, said Register's Office, Hassan Izadian Bidgoli, a 10/100 interest of record in Book 5961, Page 94, said Register's Office, Masoomeh Faghehi-Rezaee (Izadian), an 8/100 interest, of record in Book 5961, Page 100, said Register's Office, Abolfazl Izadian Bidgoli, a 2/100 interest, of record in Book 6035, Page 793, said Register's Office and a 60/100 interest to Wellington Enterprises, Ltd. from Hossein Tavakoli, Trustee and the beneficiaries under his Trust of record in Book 6098, Page 291, said Register's Office. Wellington Enterprises, Ltd. having since conveyed a 10/100 interest to Mohamad Izadian Bidgoli of record in Book 6331, Page 470, said Register's Office, and its remaining 50/100 interest to 5/100 to Brown Taylor, (4.77 ac) of record in Book 6364, Page 686, said Register's Office, and 45/100 interest to R.E.P.P,Inc. (4.77 ac) in Book 6800, page 688, said Register's Office; and*

This property is conveyed subject any easements and encumbrances of record and to all applicable local government planning, building and zoning regulations.

This is un-improved property.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Manouchehr Farazmand, his heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered, unless as otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*conveyed a 50/100 interest to R.E.P.P., Inc. (40.5 acres) in Book 6800,page 679, said Register's Office.

WITNESS our hands on this the 11th day of Dec., 19 86.

Mohamad Izadian Bidgoli

Hossein Izadian Bidgoli
by Mohammad Izadian Atty in Fact

Hassan Izadian Bidgoli
by Mohammad Izadian Atty in Fact

Masoomeh Eghehi-Rezaee (Izadian)
by Mohammad Izadian Atty in Fact

Abolfazl Izadian Bidgoli
by Mohammad Izadian Atty in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 535,000.00.

AFFIANT

Subscribed and sworn to before me on this the 11th day of Dec., 1986.

NOTARY PUBLIC

My commission expires: 4-17-1988

This instrument was prepared from information furnished by Mohammad Izadian Bidgoli and no title insurance has been issued.

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Tom G. Coleman, Jr., a Notary Public in and for said County and State, the within named Mohamad Izadian Bidgoli, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Tennessee, this 11th day of Dec., 1986

Tom G. Coleman
NOTARY PUBLIC

My Commission Expires:
4-17-1988

STATE OF TENNESSEE)
COUNTY OF Williamson)

On this 11th day of Dec., 1986, before me, Tom G Coleman, Jr., a Notary Public in and for said County and State, personally appeared Mohamad Izadian Bidgoli, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Hassan Izadian Bidgoli, Hossein Izadian Bidgoli, Masoomeh Faghehi-Rezaee (Izadian), and Abolfazl Izadian Bidgoli, and acknowledged that he executed the same as the free act and deed of the said Hassan Izadian Bidgoli, Hossein Izadian Bidgoli, Masoomeh Faghehi-Rezaee (Izadian), and Abolfazl Izadian Bidgoli.

WITNESS my hand and official seal at Tennessee, this 11th day of Dec, 1986

Tom G. Coleman
NOTARY PUBLIC

My Commission Expires:
4-17-1988

"EXHIBIT A"

Piccadilly Square, Segment II,
Davidson County, Tennessee

Beginning at a point, said point being the southeasterly corner of subject-tract, said point also being the southwesterly corner of "Dover Glen" recorded in Book 6250, Page 281;

Thence with the line between subject tract and A. G. Spanos Construction, Inc., North 77°-03'-29" West, 144.16 Feet to a point;

Thence North 85°-25'-30" West, 124.97 Feet to a point;

Thence South 82°-17'-28" West, 376.61 Feet to a point;

Thence South 79°-50'-55" West, 164.85 Feet to a point;

Thence South 76°-26'-24" West, 173.63 Feet to a point being the northwesterly corner of A. G. Spanos Construction, Inc. property;

Thence with the line between subject tract and A. S. and Fannie E. Johnson property, South 78°-40'-37" West, 88.05 Feet to a point;

Thence South 89°-56'-12" West, 120.09 Feet to a point;

Thence South 76°-49'-29" West, 70.70 Feet to a point;

Thence North 76°-59'-26" West, 87.31 Feet to a point;

Thence North 65°-50'-41" West, 42.75 Feet to a point;

Thence North 80°-22'-41" West, 228.67 Feet to a point;

Thence North 67°-37'-59" West, 140.13 Feet to a point;

Thence North 60°-23'-10" West, 151.47 Feet to a point;

Thence North 69°-02'-26" West, 47.89 Feet to a point;

Thence North 82°-11'-06" West, 45.47 Feet to a point;

Thence North 66°-27'-56" West, 67.39 Feet to a point;

Thence North 75°-35'-23" West, 165.98 Feet to a point;

Thence North 66°-52'-42" West, 197.93 Feet to a point;

Thence North 27°-42'-53" West, 77.33 Feet to a point;

Thence North 24°-33'-49" West, 114.88 Feet to a point;

Thence North 33°-42'-28" West, 154.77 Feet to a point;

Thence North 34°-53'-08" East, 143.86 Feet to a point;

Exhibit "A" Cont'd

Thence North 32°-08'-47" East, 193.53 Feet to a point;

Thence South 84°-22'-25" East, 919.31 Feet to a point, said point being the southwesterly corner of property of Sam B. Sanders, Jr.;

Thence with said property line, North 89°-17'-58" East, 1322.86 Feet, more or less, to a point;

Thence South 88°-46'-50" East, 145 Feet, more or less, to a point, said point being on the westerly line of property of the above mentioned "Dover Glen";

Thence with said line, being a curve to the left, having a radius of 1350.00 Feet, and in a general southerly direction, 638 Feet, more or less, to the point of beginning,

AND CONTAINING 40.5 ACRES, MORE OR LESS.

EXHIBIT "B"

Beginning at a point on the southwesterly right-of-way of Murfreesboro Road, said point being the northeasterly corner of property of Sara Vosburgh;

Thence leaving said right-of-way North 83°-25'-46" West, 270.78 Feet to a point;

BOOK 7070 PAGE 343

Thence with property of A. G. Spanos Construction, Inc., North 84°-53'-22" West, 476.64 Feet to a point;

Thence North 25°-06'-37" East, 90.00 Feet to a point;

Thence North 35°-09'-25" West, 160.07 Feet to a point;

Thence with a curve to the left, having a radius of 771.41 Feet and in a general northeasterly direction 358.21 Feet to a point;

Thence with a curve to the right, having a radius of 50.00 Feet and in a general easterly direction 78.54 Feet to a point on the southwesterly right-of-way of Murfreesboro Road;

Thence with said right-of-way, South 47°-25'-03" East, 263.43 Feet to a point;

Thence South 43°-00'-23" West, 29.69 Feet to a point;

Thence South 41°-09'-58" East, 235.26 Feet to a point;

Thence North 49°-46'-30" East, 14.66 Feet to a point;

Thence South 37°-49'-39" East, 152.29 Feet to the point of beginning,

AND CONTAINING 4.77 ACRES.

73244

IDENTIFICATION REFERENCE

DEC 16 9 32 AM '86

REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7070 PAGE 344

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

5380[illegible].00- CANT.
1498.00 CSTAX
.50 [illegible]FEE
10.00 MOR[illegible]
CHECK 1516.50-
7429X12/16/86 BAL .0.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73244

IDENTIFICATION REFERENCE

Dec 16 9 32 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 23203