23

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Address New Owner:	Send Tax Bills To:	Map/Parcel
Izadian Bidgoli	Same	Map 149
19721 Scott ST		Par P/O 53
Chatsworth, Ca. 91311		and 289

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, MANOUCHEHR FARAZMAND, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey a 50/100 interest as a tenant in common, unto the said MOHAMMAD IZADIAN BIDGOLI, 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

Being part of the same property conveyed to Mohammad Izadian Bidgoli, a 10/100 interest of record in Book 5961, page 98, said Register's Office, 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), and 8/100 interest, of record in Book 5961, page 100, said Register's Office, Abolfazl Izadian Bidoli, 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, siad Register's Office, and its remaining 50/100 interest as follows: a 5/100 interest to Brown Taylor, (4.77 acres) of record in Book 6364, page 686, said Register's Office, and a 45/100 interest to R.E.P.P., Inc. (4.77 acres) in Book 6800, page 688, said Register's Office; and conveyed a 50/100 interest to R.E.P.P., Inc. (40.5 acres) in Book 6800, page 679, said Register's Office. Also being the same property in which Mohamad Izadian Bidgoli, Hossein Izadian Bidgoli, Hassan Izadian Bidgoli, Masoomeh Faghehi-Rezaee (Izadian), and Abolfazl Izadian Bidgoli, jointly conveyed their 50/100 interest to Manouchehr Farazmand, of record in Book 7070, page 338, Register's Office of Davidson County, Tennessee.

This property is conveyed subject 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 MOHAMMAD IZADIAN BIDGOLI, his heirs, successors and assigns, forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good and valid right to convey a 50/100 interest in it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind himself, his 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.

WITNESS my hand on this 6th day of January, 1987.

Witness

Mohammad Shahdadi

MANOUCHEHR FARAZMAND

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

AFFIANT

Sworn to and subscribed before me this 6TH day of JANUARY, 1987.

NOTARY PUBLIC

My commission expires: 4-17-1988 .

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Manouchehr Farazmand, 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 Brentwood, Tennessee, this 6TH day of JANUARY, 1987.

NOTARY PUBLIC

My commission expires: 4-17-1988.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

"EXHIBIT A"

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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;

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 degrees 25' 46" West, 270.78 feet to a point; thence with property of A.G. Spanos Construction, Inc., North 84 degrees 54' 22" West 476.64 feet to a point; thence North 25 degrees 06' 37" East 90.00 feet to a point; thence North 35 degrees 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 degrees 25' 03" East 263.43 feet to a point; thence South 43 degrees 00' 23" West 29.69 feet to a point; thence South 41 degrees 09' 58" East 235.26 feet to a point; thence North 49 degrees 46' 30" East 14.66 feet to a point; thence South 37 degrees 49' 39" East 152.29 feet to the point of beginning, and containing 4.77 acres.

3 8 0 5 1

IDENTIFICATION

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			535000.00- CAMT.	
			1498.00 CSTAX	
			.50 PRFE	
			12.00 MORT	
			CHECK 1510.50-	
			1141A06/19/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38051

IDENTIFICATION REFERENCE

JUN 19 9 35 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 95399