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BOOK 7273 PAGE 165

Address New Owner:	Send Tax Bills To:	Map/Parcel
Chelsea Development Corp.	Same	Map 149
19721 Septo ST.		Par 260 &
Chatsworth, Ca. 9131/		P/O 53

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, MOHAMMAND IZADIAN BIDGOLI, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said CHELSEA DEVELOPMENT CORPORATION, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

TRACT 1:
Land in the 2nd Civil District of Davidson County, Tennessee, being about 2.18 acres, more or less, consisting of the rear 2.18 acres of the 13.68 acre tract acquired from Charles W. Ellis etux by Tavakoli and then transferred to the Bidgoli family as hereinafter shown, and bounded on the North by Sanders (old Potts property), South by Bidgoli and R.E.P.P., Inc., East by an unnamed road on primary plat of segment Two,Piccadilly Square, and on the West by Bidgoli and R.E.P.P., Inc.

Being the same property a 40/100 interest was conveyed to Mohammad Izadian Bidgoli by deed from Manouchehr Farazmand of record in Book _____, Page _____, said Register's Office. Also being the same property a 60/100 interest was conveyed to Mohammad Izadian Bidgoli by deed from Manouchehr Farazmand of record in Book _____, Page _____, said Register's Office.

TRACT 2:
SEE ATTACHED EXHIBIT "A"

Being the same property a 50/100 interest was conveyed to Mohammad Izadian Bidgoli by deed from Manouchehr Farazmand of record in Book _____, Page _____, said Register's Office. Also being the same property a 50/100 interest was conveyed to Mohammad Izadian Bidgoli by deed from R.E.P.P., INC. of record in Book _____, Page _____, said Register's Office.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said CHELSEA DEVELOPMENT CORPORATION, its successors and assigns.

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 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 18th day of June, 1987.

MOHAMMAD IZADIAN BIDGOLI

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $800,000.00

PRESIDENT
AFFIANT

Sworn to and subscribed before me this 18th day of June, 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 Mohammad 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 Brentwood, Tennessee, this 18th day of June, 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

38052

IDENTIFICATION REFERENCE

"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;

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, 630 Feet, more or less, to the point of beginning,

AND CONTAINING 40.5 ACRES, MORE OR LESS.

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

RECEIVED OF _____

FOR _____

BOOK 7273 PAGE 108

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
			600000.00- CAMI.	
			2240.60 CSTAX	
			.50 PREE	
			9.00 MORT	
			CHECK 2249.50-	
1142A06/19/87		BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38052

IDENTIFICATION REFERENCE

JUN 19 8 35 AM '87

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 95400