This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Fee 33

BOOK 8167 PAGE 946

Address New Owner(s):
Firooz Yazdian
808 Harpeth Trace Place
Nashville, TN 37221

Send Tax Bills to:
Same

Tax Information:
Map: 172-12-A
Parcels: 25, 35, 57 and 61

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, GILLESPIE MEADOWS, INC., a Tennessee corporation, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to FIROOZ YAZDIAN, (the "Grantee"), its successors, heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors, heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 1990.

GILLESPIE MEADOWS, INC.

By: Paul E Johnson
Paul E. Johnson
President

4 5 5 5 J

AUG 3 3 36 PM '90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul E. Johnson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of August, 1990.

Brenda G. Gentry
Notary Public

My Commission Expires: 7/23/94

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $86,000.00.

Paul E Johnson
Affiant

Subscribed and sworn to before me, this 3rd day of August, 1990.

Brenda G. Gentry
Notary Public

My Commission Expires: 7/23/94

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lots 36 and 46 on the Plan of Section One, Bradford Hills, of record in Plat Book 7900, page 6, and in Plat Book 7900, pages 110-112, Register's Office for Davidson County, Tennessee, and being Lots 319 and 323 on the Plan of Section Two, Bradford Hills of record in Plat Book 7900, page 6, and in Plat Book 7900, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Gillespie Meadows, Inc., a Tennessee corporation, by deed from C. A. Gillespie, III and wife, Beverly M. Gillespie, Elizabeth Tibbs Gillespie, unmarried, and Evelyn Gillespie Hyde Bennett and husband, Alfred J. Bennett, of record in Book 7964, page 770, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Property taxes for 1990, a lien, not yet due and payable.

2. All matters appearing on the Plan of Section One, Bradford Hills of record in Plat Book 7900, page 6, and in Plat Book 7900, page 110-112, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the Plan of Section Two, Bradford Hills of record in Plat Book 7900, page 6, and in Plat Book 7900, page 117, Register's Office for Davidson County, Tennessee.

4. Declarations of Covenants, Conditions and Restrictions for Bradford Hills, Section One of record in Book 8069 page 170, and made applicable to Bradford Hills, Section Two in Book 8074, page 269, Register's Office for Davidson County, Tennessee.

5. By-Laws of Bradford Hills Homeowners' Association, Inc., of record in Book 8071, page 531, Register's Office for Davidson County, Tennessee.

6. Charter of Incorporation of Bradford Hills Homeowners' Association, Inc. of record in Book 8071, page 520, Register's office for Davidson County, Tennessee.

7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7690, page 260, Register's Office for Davidson County, Tennessee.

8. Agreement as to clearance permit and anchor easement granted Southern Bell & Telegraph Company of record in Book 1113, page 606, and in Book 1318, page 441, Register's office for Davidson County, Tennessee.

9. Easement for right-of-way of an old county road lying within boundaries of premises.

295-80 ANCHOR 0101 09/07/1990

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8167 PAGE 950

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 86000.00
				CON TX 283.80
				PRFEE 1.00
				WDEED 12.00
				TOTAL 296.80
				CHECK 296.80
08/03/90		01	15:38	0001 7005

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4695 9

IDENTIFICATION REFERENCE

AUG 3 3 36 PM '90

No. 343472