35

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

THIS IS NOT NOW NOR HAS IT EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR.

BOOK 8254 PAGE 189

Address New Owner(s):
Bradford Hills Sales
Bradford Hills Subdivision
Nolensville Road
Nashville, TN

Send Tax Bills to:
Same

Tax Information:
Map: 172-12-A
Parcel: 7

WARRANTY DEED

7853 12/10 0101 03D4ECM 277.00

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, FIROOZ YAZDIAN (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to BRADFORD HILLS SALES, a Tennessee general partnership composed of Paul E. Johnson and Fred Yazdian (the "Grantee"), its successors 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 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 heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors 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 7th day of December, 1990.

FIROOZ YAZDIAN

78394

IDENTIF. REFERENCE

DEC 10 10 40 AM '90

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Firooz Yazdian, the within named 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 seal, at office in Brentwood, Tennessee, this 7th day of December, 1990.

Brenda G. Bentley
Notary Public

My Commission Expires:

July 23, 1994

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of December, 1990.

Brenda G. Bentley
Notary Public

My Commission Expires: July 23, 1994

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 7 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, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Firooz Yazdian by deed from Gillespie Meadows, Inc., a Tennessee corporation, of record in Book 8084, page 27, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

ENCUMBRANCES

1. Property taxes for 1990, a lien, now 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. Declarations of Covenants, Conditions and Restrictions for Bradford Hills, Section One of record in Book 8069 page 170, Register's Office for Davidson County, Tennessee.

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

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

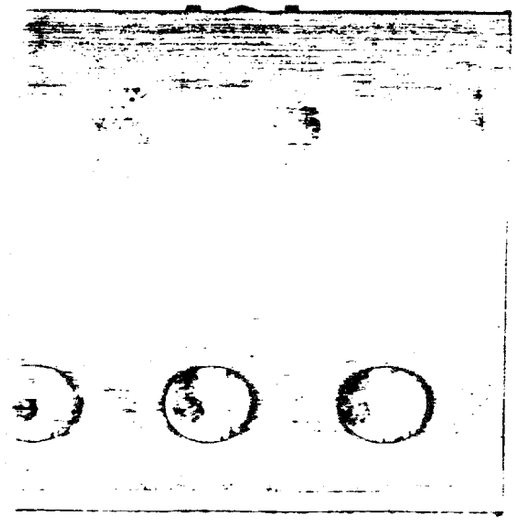
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7690, page 260, Register's Office for Davidson County, Tennessee.

7. 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.

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

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8254 PAGE 193

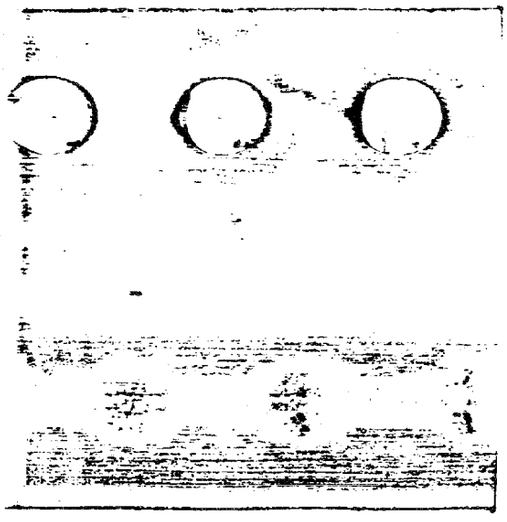
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 80000.00
CON TX 264.00
PRFEE 1.00
WDEED 12.00
TOTAL 277.00
CHECK 277.00

12/10/90 01 10:40 0001 7853

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



78394

IDENTIF. REFERENCE

DEC 10 10 40 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 380306