G#94-6-13

QUITCLAIM DEED

BOX #19B

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ N-O-N-E

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June 19 94

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
YAZDIAN CONSTRUCTION, INC.	"NEW OWNER"	PART OF
(NAME)	(NAME)	
808 Harpeth Trace Place		MAP 142-11
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		PARCEL 127
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MAGNOLIA PLACE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND BY THESE PRESENTS DO HEREBY CONVEY UNTO YAZDIAN CONSTRUCTION, INC., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lots Nos. 24, 25, 26, 37, and 38 on the Final Plat of Magnolia Place, a Planned Unit Development, as of record in Book 7900, Page 729, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description of said lots.

BOOK 9372 PAGE 918

BEING part of the same property conveyed to Magnolia Place Properties, a Tennessee general partnership, by Deed from Creighton Place Venture, a Tennessee joint venture, of record in Book 9049, Page 638, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declarations of Covenants, Conditions and Restrictions of Magnolia Place, of record in Book 9367, Page 807, said Register's Office; By-Laws of Magnolia Place Homeowners' Association, Inc., of record in Book 9367, Page 819, said Register's Office; agreement(s) and easement(s) and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed by the Grantee herein.

59058

IDENTIFICATION REFERENCE

94 JUN -8 PM 1:32

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3938 06/08 0101 03CHECK 8.00

unimproved (X)
This is improved ( ) property, known as Lots Nos. 24, 25, 26, 37, and 38, Magnolia Place, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 7th day of June 19 94

MAGNOLIA PLACE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP
By:
FRED YAZDIAN, GENERAL PARTNER

STATE OF TENNESSEE
COUNTY OF

BOOK 9372 PAGE 919

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____. Tennessee, this _____day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared FRED YAZDIAN, with who I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the General Partner of the MAGNOLIA PLACE PROPERTIES, the within named bargainor, a Tennessee general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 7th day of June, 1994.

My Commission Expires: 9/16/95

PETER WEISS, Notary Public at Large

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.