THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ -0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May 1995 Notary Public MY COMMISSION EXPIRES: 9-28-98 (AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	~~MORTGAGEE~~:	MAP-PARCEL NUMBERS
Siroos Yazdian	SEND TAX BILL TO NEW OWNER	133-6-215
(NAME)	(NAME)	
808 Harpeth Trace Place		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Fred Yazdian, by these presents, quitclaims and conveys unto Siroos Yazdian all of his right, title and interest in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Captain "D's" Nolensville Road Subdivision, as of record in Book 7900, Page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fred Yazdian and Bruce Yazdian by deed from Shoney's, Inc. by deed of record in Book 8101, Page 418, said Register's Office.

This conveyance is made subject to Restrictions of record in Book 3706, Page 271, all matters shown on the plan of record and the following restrictions, which shall run with the land and be binding upon the Grantee, his heirs and assigns:

a. For a period of ten (10) years following the date of the conveyance from Shoney's, Inc. to the Grantor herein, the Property shall not be used directly or indirectly for the operation of a seafood restaurant; and

b. The Property shall not be used for any illegal purpose or for the operation of a club featuring nudity or exotic dancing or for an adult bookstore or theater, massage parlor, head shop, or any similar or related business.

This is improved property located at 3721 Nolensville Pike, Nashville, TN.

Witness my hand this 26th day of May 1995.

Fred Yazdian

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 9699 PG 417

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fred Yazdian

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that _____ the _____ of the maker or a constituent of the maker and _____ 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 in Brentwood Tn 37027, Tennessee, this 26th day of May 1995.

Julie M. Read
Notary Public

My commission expires: 9-26-98

JULIE M. READ NOTARY PUBLIC WILLIAMSON COUNTY STATE OF TENNESSEE

DEED
FROM
TO

Realty Title
Post Office Box 1369
428 Wilson Pike Circle
Brentwood, TN 37024-1369
(615) 377-0620

0069639
IDENTIF. + REFERENCE

95 JUN 13 PM 2:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0736 06/13 0101 03CHECK 8.00