4)
Realty

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

TERESA L. BEARD NOTARY PUBLIC WILLIAMSON COUNTY TN
My Commission Expires: 5-16-99

FILED 9927 PG 535

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia M. McMahon (NAME)	NEW OWNER (NAME)	112-137
Heath Road (ADDRESS)	(ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM 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, WE, Frank G. Friedman*and Siroos Yazdian
*Trustee with full power to sell, transfer, convey and mortgage
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia M. McMahon

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:

See Attached Exhibit "A" for Legal Description.

Together with non-exclusive joint ownership of the 50 foot access road described in the deed of record in Book 5393, page 898, and together with a non-exclusive easement by necessity along the established Heath Road; and

Subject to a non-exclusive easement 25 feet in width along the southeast property line.

Being part of the same property conveyed to Frank G. Friedman, Trustee with full power to sell, transfer, convey and mortgage by deed from Jerry D. Heath and wife, Dorothy L. Heath of record in Book 6424, Page 773, Register's Office for Davidson County, TN, and being part of the same property conveyed to Siroos Yazdian, as to a one-half (1/2) undivided interest, by quitclaim deed from Frank G. Friedman, Trustee with full power to sell, transfer, convey and mortgage, of record in Book 8350, page 726, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 5393, Page 898, Book 5379, pages 497, 501 and 509, Book 6425, page 811, Book 6424, page 773, Easements in Book 2297, page 637 and Book 5393, page 898 and subject to the right of way of Heath Road, a private road.

unimproved ( )
This is improved (X) property, known as Heath Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hand s this 24th day of January 19 96

Frank G. Friedman, Trustee

Frank G. Friedman, Trustee

Siroos Yazdian

BOOK 9927 PG 536

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Trustee, a Notary Public in and for said County and State, the within named Frank G. Friedman and Siroos Yazdian

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 24th day of January, 1996.

Commission expires May 16, 1999

Notary Public

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

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

1248 01/25 0101 03CHECK 205.40

BOOK 9927 PG 537

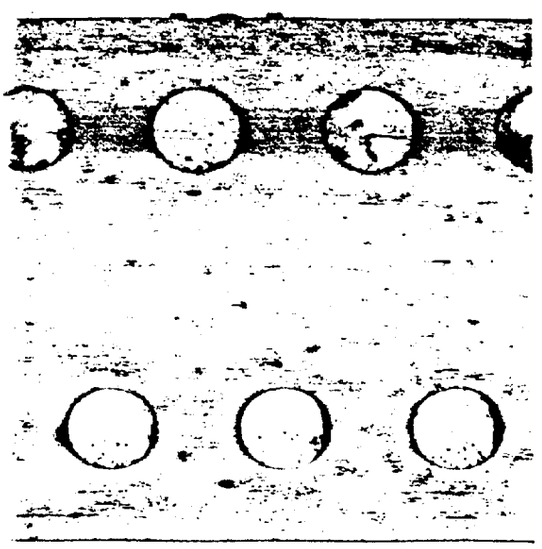
EXHIBIT "A"

Land in the 9th Civil District of Davidson County, Tennessee, and being described according to a survey by P. A. Chapdelaine, Tennessee Surveyor No. 882, dated May 2, 1983, and being a 10.22, more or less, acre tract served by an unnamed easement road which existed with gravel prior to July 1, 1984, and said easement road being established on May 8, 1979, by instrument of record in Book 5393, page 898, Register's Office for Davidson County, Tennessee, and the within described property consisting of more than 10 acres, described as follows:

Beginning at an iron pin in the center of an unnamed easement road after being measured along the centerline of said easement road 1253.19 feet in a northerly and northeasterly direction from an iron pin in the center of said easement road where it joins the road described in Book 5393, page 898, Register's Office for Davidson County, Tennessee, also being R. C. Bibbs' northwest corner as shown in Book 5976, page 555, Register's Office for Davidson County, Tennessee; thence with the center of said continuing easement road which all purchasors of Heath 10 acre tracts having a right to ingress and egress over and inuring to their heirs, successors, and assigns but with the duties described in Book 5393, page 898, and now the within conveyed land being described as follows: First with a curve running along the centerline of an easement road 60.04 feet in a northerly direction; thence continuing in the centerline of said easement road North 51 degrees 32 minutes 48 seconds East 193.57 feet to a point; thence continuing with the centerline of said easement road in a northerly direction 174.65 feet to a point; thence continuing with the centerline of said easement road North 26 degrees 50 minutes 19 seconds East 227.75 feet and in a curve 275.82 feet in a northeasterly direction to a point; thence leaving the centerline of said easement road North 38 degrees 56 minutes 19 seconds West 395.95 feet to an iron pin; thence South 50 degrees 28 minutes 04 seconds West 864.03 feet to an iron pin; thence South 35 degrees 25 minutes 58 seconds East 570.85 feet to the point of beginning.

0144064
IDENTIF. ↑ REFERENCE

96 JAN 25 PM 2:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

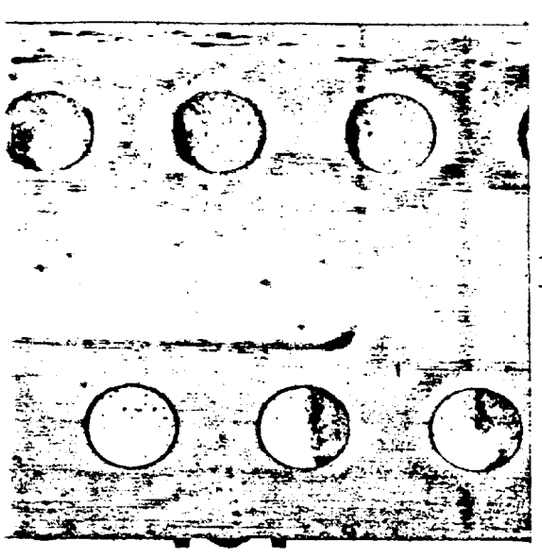
BOOK 9927 PG 538

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

CAMT 52000.00
CON TX 192.40
PRFEE 1.00
WDEED 12.00
TOTAL 205.40
CHECK 205.40

01/25/96 01 14:20 0001 1248



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0144064
IDENTIF. ↑ REFERENCE

95 JAN 25 PM 2:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 999514