0181272

IDENTIF. # REFERENCE

Book 15 CK

This instrument prepared by:
Claiborne K. McLemore III
Kemper & McLemore, P. L. C.
144 Second Avenue, North
Suite 333
Nashville, Tennessee 37201-1935

96 MAY 13 PM 3:52

REGISTER
DAVIDSON COUNTY, TN.

Address New Owner:
Mehdi Sadri, et ux.
806 Currey Road
Nashvile, Tennessee 37217

Send Tax Bills To:
-same-

Map: 112
Parcel: 145

BOOK 10048 PG 694

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 consideration, the receipt of which is hereby acknowledged, CESARE RANDAZZO, an unmarried person (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to MEHDI SADRI and wife, BEHNOOSH SADRI (the "Grantees"), their heirs, successors and assigns forever, the following land in Davidson County, Tennessee, to wit:

> All that real estate described on the attached Exhibit A, the terms and conditions of which are hereby incorporated herein by reference in their entirety

This is unimproved property known generally as 404 Deer Ridge Lane, Nashville, Tennessee.

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

AND Grantor covenants that he 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 for such matters affecting it as may appear of record. Grantor further covenants and binds himself, his heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, 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 the 30th day of April, 1996.

CESARE RANDAZZO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Cesare Randazzo, 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 Nashville, Tennessee, this 30th day of April, 1996.

Theodora P. Wilkins
NOTARY PUBLIC

My Commission expires: 7-26-96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $38,000.00.

Affiant

Subscribed and sworn to before me,
this 30th day of April, 1996.

Theodora P. Wilkins
Notary Public
My Commission expires: 7-26-96

B:\b017sld

CONT'D NEXT PAGE

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND IN THE TWENTY-THIRD COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND LOCATED NORTH OF THE CENTERLINE OF HEATH ROAD, AND BEING EAST OF THE CENTERLINE OF DEER RIDGE LANE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning ON A POINT LOCATED AT THE INTERSECTION OF THE CENTERLINE OF HEATH ROAD WITH THE CENTERLINE OF DEER RIDGE LANE, SAID POINT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT WHICH IS THE EASTERN HALF OF LOT 9, MORE OR LESS, IN THE HEATH PROPERTY SUBDIVISION, UNRECORDED, BY PARRY A. CHAPDELAINE, JR., DATED 05-02-83, THENCE;

1.) LEAVING THE CENTERLINE OF HEATH ROAD AND ALONG THE, CENTERLINE OF DEER RIDGE LANE AND ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT N 69-53-24 W A DISTANCE OF 180.08 FEET TO A POINT IN THE CENTERLINE OF DEER RIDGE LANE, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT, THENCE;

2.) CONTINUING ALONG THE CENTERLINE OF DEER RIDGE LANE AND WITH SAID CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 337.70 FEET AND A DELTA ANGLE OF 74 DEGREES 03 MINUTES AND 08 SECONDS), A DISTANCE OF 436.46 FEET TO A POINT IN THE CENTERLINE OF DEER RIDGE LANE, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THENCE;

3.) LEAVING SAID CENTERLINE AND ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTH LINE OF MOORE AS EVIDENCED IN DEED BOOK 6760, PAGE 561 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC) N 50-28-02 E, PASSING AN IRON PIN AT 35.94 FEET, A TOTAL DISTANCE OF 380.50 FEET TO AN IRON PIN, SAID PIN BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, THENCE;

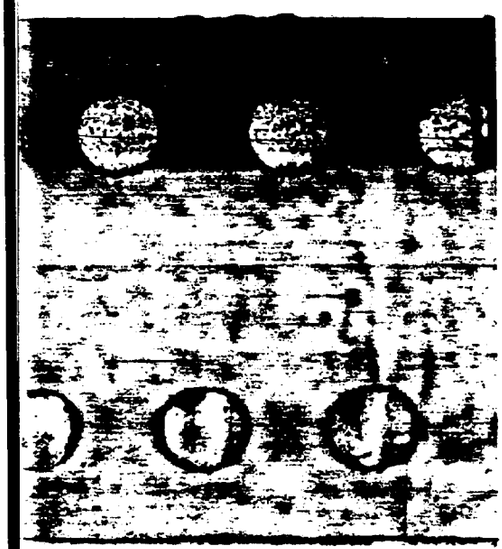
4.) LEAVING SAID PIN AND SEVERING LOT 9 IN THE HEATH PROPERTY SUBDIVISION AND ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT S 35-25-58 W, PASSING AN IRON PIN AT 477.89 FEET, A TOTAL DISTANCE OF 502.89 FEET TO A POINT IN THE CENTERLINE OF HEATH ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A CURVE TO THE LEFT, THENCE;

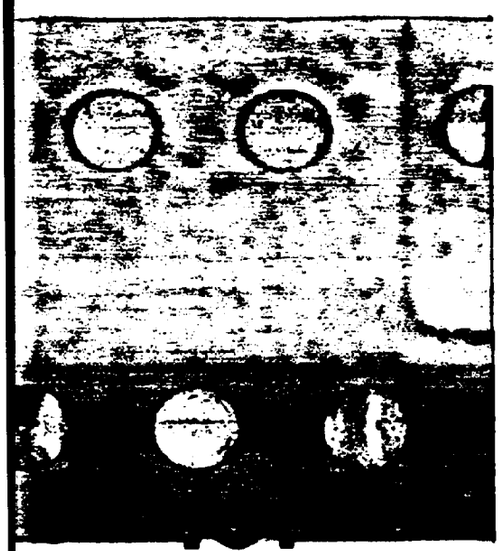
5.) CONTINUING ALONG SAID CENTERLINE AND WITH SAID CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 638.06 FEET AND A DELTA ANGLE OF 27 DEGREES 46 MINUTES AND 19 SECONDS), A DISTANCE OF 309.28 FEET TO A POINT AT THE INTERSECTION OF THE CENTERLINE OF HEATH ROAD WITH THE CENTERLINE OF DEER RIDGE LANE, THE Beginning, CONTAINING 5.002 ACRES MORE OR LESS, ACCORDING TO A SURVEY BY JESSE E. WALKER, RLS, PE, DATED 01-16-90.

BEING A PART OF THE SAME PROPERTY CONVEYED TO CESARE RANDAZZO BY DEED OF RECORD IN BOOK 8766, PAGE 839, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

B:\B017yyo

199855713 11/13 03PM CHECK 153.00





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

RECEIVED OF _____

FOR _____

Book 10048 Pg 696-A

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 38000.00
				CON TX 140.60
				PRFEE 1.00
				WDEED 12.00
				TOTAL 153.60
				CHECK 153.60
			05/13/96 01	15:53 0001 1098

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0181272
IDENTIF. # REFERENCE

96 MAY 13 PM 3:

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1039076