BOOK 10191 PG 673

22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF September, 19 96

J. PHILLIP JONES
Notary Public

MY COMMISSION EXPIRES: November 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SASSAN MORADIAN	SAME	PART OF
(NAME)	(NAME)	
209 BEN ALEX COURT		4-0-3
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013		14D-36100
(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, CAUDILL ENTERPRISES, A TENNESSEE LIMITED PARTNERSHIP, **AND NOBLE C. CAUDILL, II, INDIVIDUALLY**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SASSAN MORADIAN AND WIFE, BLANCA F. MORADIAN

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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING part of the same property conveyed to CAUDILL ENTERPRISES, A TENNESSEE LIMITED PARTNERSHIP, by deed from Kenneth G. Smith, Conservator for the Estate of Ivy Lucille Smith, of record in Book 8114, page 913, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of COOPERTOWN FARMS, as said areas are set forth and defined in Restrictions of record in Book 8211, page 319 and Book 9259, page 316; By-Laws of record in Book 8211, page 327; and Charter of record in Book 8211, page 333; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

0225444
IDENTIF. A REFERENCE

SEP 16 AM 11:21
PAT WILSON III REGISTER
DAVIDSON COUNTY, TN.

unimproved (
This is improved ( ) property, known as **TRACT 8** EAST ROAD IN COOPERTOWN FARMS, JOELTON, TN 37080
(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 my hand this 5th day of September 19 96

CAUDILL ENTERPRISES, A TENNESSEE LIMITED PARTNERSHIP
By: Noble C. Caudill
NOBLE C. CAUDILL, II, GENERAL PARTNER

Noble C. Caudill
NOBLE C. CAUDILL, II, INDIVIDUALLY

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named NOBLE C. CAUDILL, II

the 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 official seal at NASHVILLE, Tennessee, this 13TH day of SEPTEMBER, 1996

Commission expires NOVEMBER 27, 1999

J. PHILLIP JONES 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 NOBLE C. CAUDILL, II and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the GENERAL PARTNER and _____ respectively of the CAUDILL ENTERPRISES the within named bargainor, and corporation, and that he as such GENERAL PARTNER 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 NOBLE C. CAUDILL, II as such GENERAL PARTNER, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 5th day of September 1996.

My commission expires November 27, 1999

Notary Public

EXHIBIT "A"

BOUNDARY DESCRIPTION
Tract 8 Coopertown Farms
Fourteenth Civil District - Davidson County, Tennessee
Property Map 4 Part of Parcel 3
Noble C. Caudill II - Owner
Deed Book 8114 Page 913 R.O.D.C., TN
Containing 5.01 Acres

To find the point of beginning, start at the intersection of the northerly right-of-way (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5334 page 839 in the Register's Office of Davidson County, Tennessee; Thence, with said right-of-way, North 81 degrees 36 minutes 07 seconds West 296.96 feet; Thence, severing the property of Noble C. Caudill II, of record in Deed Book 8114 page 913 in said Register's Office, with a curve in the easterly margin of a 50 foot wide Easement for Ingress/Egress, Drainage and Utilities, concave to the northeast and having a radius of 25.00 feet, northwesterly an arc distance of 39.27 feet through a central angle of 90 degrees 00 minutes 00 seconds to the point of tangency; Thence, continuing with said margin, North 8 degrees 23 minutes 53 seconds East 508.00 feet to the beginning of a curve in said margin concave to the southeast and having a radius of 840.00 feet; Thence, with said curve, northerly an arc distance of 149.65 feet through a central angle of 10 degrees 12 minutes 27 seconds to an iron pin; Thence, continuing with said curve and margin, northeasterly an arc distance of 487.13 feet through a central angle of 33 degrees 13 minutes 37 seconds to the point of tangency; Thence, with said margin, North 51 degrees 49 minutes 57 seconds East 62.18 feet to the beginning of a curve in said right-of-way concave to the northwest and having a radius of 366.65 feet; Thence, with said curve northerly an arc distance of 704.82 feet through a central angle of 110 degrees 08 minutes 25 seconds to an iron pin; Thence, with said margin, North 58 degrees 18 minutes 28 seconds West 61.54 feet to an iron pin, The Point of Beginning; Thence, continuing with said margin, North 58 degrees 18 minutes 28 seconds West 434.58 feet to an iron pin; Thence, leaving said margin and severing said Caudill property, North 31 degrees 41 minutes 32 seconds East 390.69 feet to an iron pin in the boundary line of property owned by Sandra K. Howard & Sue Ella Miller, of record in Book 7326 page 26 in said Register's Office; Thence, with said boundary line, as follows: South 81 degrees 20 minutes 00 seconds East 349.02 feet to an iron pin, North 46 degrees 08 minutes 07 seconds East 125.00 feet, South 45 degrees 10 minutes 51 seconds East 84.40 feet to an iron pin; Thence, again severing said Caudill property, South 31 degrees 41 minutes 32 seconds West 629.08 feet to the Beginning containing 5.01 acres.

This description is based on a field survey by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513, dated 9-27-90 and revised on 12-7-93.

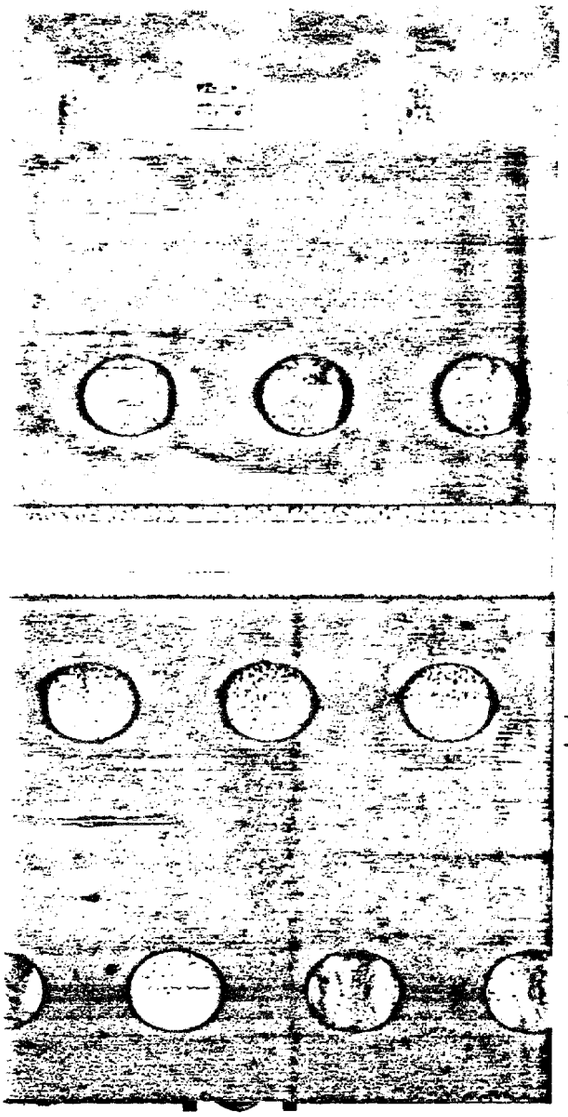
THE ABOVE DESCRIBED TRACT IS BENEFITTED BY AN EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS, DRAINAGE AND UTILITIES ACROSS SAID CAUDILL PROPERTY BETWEEN SAID TRACT AND COOPERTOWN ROAD, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

REC 09/16 0101 03CHECK 17B.69

BOUNDARY DESCRIPTION
Easement for Ingress/Egress, Drainage and Utilities
Fourteenth Civil District - Davidson County, Tennessee
Property Map 4 Part of Parcel 3
Noble C. Caudill II - Owner
Deed Book 8114 Page 913 R.O.D.C., TN
Containing 3.36 Acres

To find the point of beginning, start at the intersection of the northerly right-of-way (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5334 page 839 in the Register's Office of Davidson County, Tennessee; Thence, with said right-of-way, North 81 degrees 36 minutes 07 seconds West 296.96 feet to the POINT OF BEGINNING; Thence, severing the property of Noble C. Caudill II, of record in Deed Book 8114 page 913 in said Register's Office, with a turn-in curve to the easterly margin of a 50 foot wide Easement for Ingress/Egress, Drainage and Utilities, concave to the northeast and having a radius of 25.00 feet, northwesterly an arc distance of 39.27 feet through a central angle of 90 degrees 00 minutes 00 seconds to the point of tangency; Thence, continuing with said margin, North 8 degrees 23 minutes 53 seconds East 508.00 feet to the beginning of a curve in said margin concave to the southeast and having a radius of 840.00 feet; Thence, with said curve, northerly an arc distance of 636.78 feet through a central angle of 43 degrees 26 minutes 04 seconds to the point of tangency; Thence, with said margin, North 51 degrees 49 minutes 57 seconds East 62.18 feet to the beginning of a curve in said margin concave to the northwest and having a radius of 366.65 feet; Thence, with said curve northerly an arc distance of 704.82 feet through a central angle of 110 degrees 08 minutes 25 seconds to the point of tangency; Thence, with said margin, North 58 degrees 18 minutes 28 seconds West 837.70 feet to the beginning of a turn-in curve to the terminus of said easement concave to the northeast and having a radius of 50.00 feet; Thence, with said curve northwesterly an arc distance of 36.14 feet through a central angle of 41 degrees 24 minutes 35 seconds to the point of tangency; Thence, with the terminus of said easement, an arc distance of 229.35 feet through a central angle to the left of 262 degrees 49 minutes 09 seconds to the beginning of a turn-in curve to the westerly margin of said easement concave to the south and having a radius of 50.00 feet; Thence, with said curve southeasterly an arc distance of 36.14 feet through a central angle of 41 degrees 24 minutes 35 seconds to the point of tangency; Thence, with said westerly margin of said easement, South 58 degrees 18 minutes 28 seconds East 837.70 feet to the beginning of a curve in said margin concave to the southwest and having a radius of 316.65 feet; Thence, with said curve, southeasterly an arc distance of 608.70 feet through a central angle of 110 degrees 08 minutes 25 seconds to the point of tangency; Thence, with said margin, South 51 degrees 49 seconds 57 seconds West 62.18 feet to the beginning of a curve in said margin concave to the southeast and having a radius of 890.00 feet; Thence, with said curve, southerly an arc distance of 674.69 feet through a central angle of 43 degrees 26 minutes 04 seconds to the point of tangency; Thence, with said margin, South 8 degrees 23 minutes 53 seconds West 508.00 feet to the beginning of a turn-in curve to said northerly right-of-way of Coopertown Road concave to the northwest and having a radius of 25.00 feet; Thence, with said curve, southerly an arc distance of 39.27 feet through a central angle of 90 degrees 00 minutes 00 seconds to the point of tangency; Thence, with said northerly right-of-way of Coopertown Road, South 81 degrees 36 minutes 07 seconds East 100.00 feet to the BEGINNING containing 3.36 acres.



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

RECEIVED OF _____

FOR _____

BOOK 10191 PG 677

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 43750.00
CON TX 161.69
PRFEE 1.00
WDEED 16.00
TOTAL 178.69
CHECK 178.69

09/16/96 01 11:27 0001 8684

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0225444
IDENTIF. ↑ REFERENCE

96 SEP 16 AM 11:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1031126