IDX 58

WARRANTY DEED

BOOK 10228 PG 899

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: 1/29/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Flying Wheels Auto (NAME)	NEW OWNERS (NAME)	MAP 119-5
2618 Nolensville Road (ADDRESS)	(ADDRESS)	PARCEL 329
Nashville, TN 37211 (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, R.D.R., L.P., A LIMITED PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Flying Wheels Auto, a General Partnership composed of Siamak Kadivar and Nader Kadivar

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 Lot No. 1 on the plan of Rollins Associates Subdivision of record in Book 8250, page 110, Register's Office for said County, to which reference is hereby made for a more complete description.

Being part of the same property (known as Tract 10) conveyed to R.D.R., L.P., a Tennessee limited partnership, by deed from C. B. Rollins, Jr., Mary Ann Devor and David L. Rollins of record in Book 9201, page 85, Register's Office for Davidson County, Tennessee.

The above legal description was obtained from the plan of record in Book 8250, page 110, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1996 taxes, paid, prorated and assumed by the Grantees the day of closing; all matters as shown on the plan of record in Book 8250, page 110, said Register's Office; subject to the rights and claims of parties in possession and and subject to any and all leases not of public record.

0237264 IDENTIF. ↑ REFERENCE

96 OCT 17 PM 4:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1243 10/17 0101 03CHECK 55.75

This is improved (X) unimproved ( ) property, known as 2618 Nolensville Road, Nashville, TN 37211
(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 16th day of October 19 96

R.D.R., L.P., A LIMITED PARTNERSHIP
By: David Rollins President
David Rollins, President
of Rollins Associates, Inc.
a Tennessee corporation,
General Partner

BOOK 10228 PG 900

STATE OF TENNESSEE
COUNTY OF

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

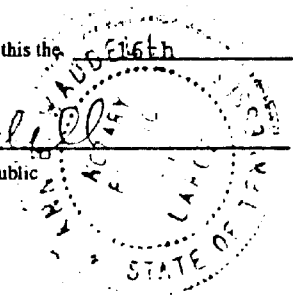
STATE OF TENNESSEE
COUNTY OF DAVIDSON

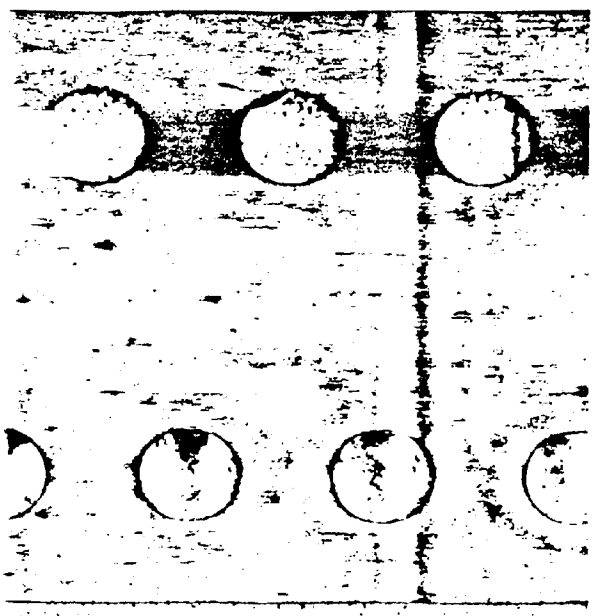
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared David Rollins and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President of Rollins Associates, Inc., a ~~and~~ Tennessee corporation ~~respectively of the~~ the General Partner of R.D.R., L.P. the within named bargainor, ~~and corporation~~; and that he as such President ~~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 David Rollins as such President, and attesting the same by the said _____ as such _____.

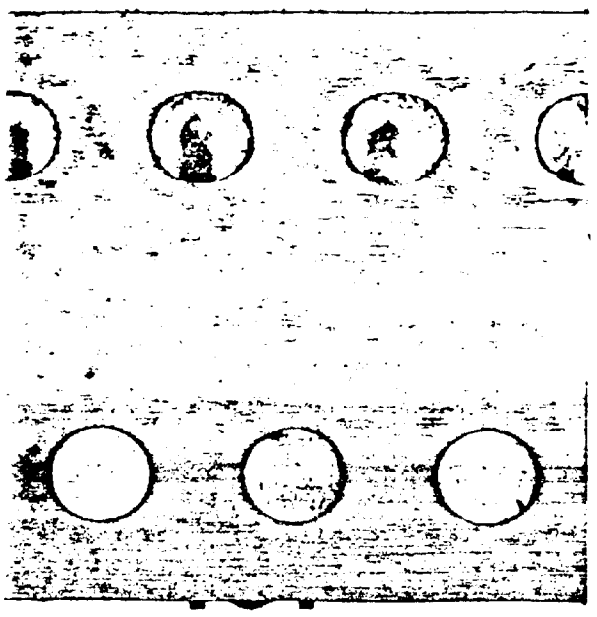
Witness my hand and official seal at office at Nashville, TN on this the 16th day of October 19 96.

My commission expires 1/29/2000

_____
Notary Public







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10228 PG 901

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 147500.00
CON TX 545.75
PRFEE 1.00
WDEED 8.00
TOTAL 554.75
CHECK 554.75

10/17/96 01 16:2 0001 1243

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0237264
IDENTIF. ↑ REFERENCE

96 OCT 17 PM 4:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1078258

No [redacted]