FROM: Perry W. Moskovitz Company, Incorporated

TO: Afshin M. Yazdian and Bruce B. Yazdian

THIS INSTRUMENT PREPARED BY:
Waller Lansden Dortch & Davis,
A Professional Limited Liability Company
511 Union Street, Suite 2100
Nashville, Tennessee 37219-1760

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Afshin M. Yazdian and Bruce B. Yazdian 213 Vaughns Gap Road Nashville, TN 37205	213 Vaughns Gap Road Nashville, TN 37205	Map 143-2-A Parcel 87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $51,500.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of February, 1999.

Notary Public

My Comm. Expires: 9/15/99

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Perry W. Moskovitz Company, Incorporated, a Tennessee corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Afshin M. Yazdian and Bruce B. Yazdian, hereinafter called "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. 11 on the Resubdivision of Lots 1 through 11, The Pointe, of record in Book 6900, page 932, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Perry W. Moskovitz Company, Incorporated, by deed of record in Book 7034, page 798, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 1999 Metropolitan Government taxes.

2. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for Harpeth Trace Estates, of record in Book 5380, page 357, as supplemented in Book 6274, page 148, said Register's Office.

3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants and Restrictions of record in Book 5120, page 208, said Register's Office.

4. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for The Pointe, of record in Book 7564, page 1, said Register's Office.

5. All matters as shown on the Plan of record in Book 6900, page 932, said Register's Office.

6. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 4889, page 192, Book 5099, page 783, Book 5142, pages 690 and 694, Book 5360, page 320, Book 5364, page 882, and Book 8006, page 930, said Register's Office.

7. Overhead line easement of record in Book 6407, page 892, said Register's Office.

8. Overpass Construction Agreement of record in Book 5102, page 956, said Register's Office.

This is unimproved property known as 655 Harpeth Trace Drive, Nashville, Tennessee. 37221.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors, assigns, 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 its hand this 3rd day of February, 1999.

PERRY W. MOSKOVITZ COMPANY, INCORPORATED

BY: _____
Perry W. Moskovitz, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Perry W. Moskovitz, with whom I am personally acquainted, and who upon oath acknowledged himself to be President of Perry W. Moskovitz Company, Incorporated, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

Witness my hand and seal, at office in Nashville, Tennessee, this 3rd day of February, 1999.

_____
NOTARY PUBLIC

My Commission Expires: 1/27/2001

05452296
IDENTIF. & REFERENCE
99FEB-4 PM 1:04
REGISTER
DAVIDSON COUNTY, TN.
868 02/04 0101 03CHECK 201.55

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11327 PAGE 686

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0545296
IDENTIF. & REFERENCE

99FEB-4 PM 1:04

RECEIVED FOR REGISTER
DAVIDSON COUNTY, TN.

CAMT	51500.00
CON TX	190.55
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	201.55
CHECK	201.55

02/04/99 01 13:02 0001 1868

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1421197