File in Box No. 19 B

WARRANTY DEED

BOOK 11687 PAGE 713

STATE OF TENNESSEE #99-10-5-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 49,900.00

Sara Leslie Kaufman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHEN M. KAUFMAN (NAME)	"NEW OWNERS" (NAME)	MAP 140 & 154
704 Rock Harbor Circle (ADDRESS)	(ADDRESS)	PARCEL 067 &
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PART/PARCEL 008

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, MOHAMMAD B. SALEHZODEH, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN M. KAUFMAN AND WIFE, SARA LESLIE KAUFMAN

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:

TRACT I:
LAND in the 2nd Civil District of Davidson County, Tennessee, being described accoring to a survey by J. Bruce Rainey, Surveyor #823, dated July 25, 1995, known as Job #950094, more particularly described as follows:

BEGINNING at an iron pin in the center line of a 50' joint use ingress, egress and public utility easement, said point of beginning is the northern most common corner of this Tract 20 and Tract 21 as shown on the unrecorded plan of the Heath Property Division; said point of beginning is also in the southwesterly line of Tract 14 of said Division; thence, with the line of Tract 14 and with the center line of the said 50' joint use ingress, egress and public utility easement, the following calls: South 43 degrees 05 minutes 30 seconds, East 90.18 feet to an iron pin; thence, South 65 degrees 03 minutes 32 seconds, East 94.13 feet to an iron pin; thence, North 83 degrees 17 minutes 12 seconds, East 140.29 feet to an iron pin; thence, North 71 degrees 02 minutes 04 seconds, East 299.47 feet to an iron pin; thence, North 50 degrees 41 minutes 36 seconds, East 98.84 feet to an iron pin, the northern most common corner of Tract 19 and 20 of said property division; thence, with the line of Tract 19, South 03 degrees 44 minutes 08 seconds, West 483.15 feet

Legal Continued on Page 2

unimproved (X)
This is improved ( ) property, known as 8662 Poplar Creek 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 1st day of October 1999

MOHAMMAD B. SALEHZODEH

10/01 01:01 CHECK 1995-63

99 OCT -4 PM 1:20
REGISTER
DAVIDSON COUNTY, TN.

CROSS REFERENCE

06424 53

DCTN01WC

Legal Continued from Page 1

to an iron pin; thence, in part with the line of the Julie S. Blackwell property of record in Book 8411, Page 464, Register's Office for Davidson County, Tennessee; North 86 degrees 15 minutes 52 seconds, West 640.00 feet to an iron pin; thence, with the line of Tract 21 on said Heath Division, North 03 degrees 44 minutes 08 seconds, East 370.42 feet to the point of BEGINNING.

INCLUDED in the above Tract is that portion of a 50' joint use ingress, egress and public utility easement that lies along the northerly line of said Tract as described above. In addition, there is a 15' public utility easement that lies immediately South of and adjacent to the above said 50' joint use ingress, egress and public utility easement.

BEING the same property conveyed to Mohammad B. Salehzadeh, a single person, by Deed from Loyd Franklin Greene, unmarried, of record in Book 9778, Page 406, Register's Office for Davidson County, Tennessee. The said Mohammad B. Salehzadeh now being married.

TRACT II:
BEGINNING at a point in the center of Poplar Creek Road, being the southeast corner of the Gibson property of record in Book 5324, Page 571, Register's Office for Davidson County, Tennessee; thence, North 28 degrees 59 minutes 32 seconds, East 74.32 feet to an iron pin; thence, North 18 degrees 54 minutes 48 seconds, West 347.81 feet to an iron pin; thence, North 14 degrees 53 minutes 8 seconds, West 60.18 feet to an iron pin; thence, North 14 degrees 39 minutes 36 seconds, East 56.80 feet to an iron pin; thence, North 73 degrees 14 minutes 36 seconds, East 58.70 feet to an iron pin in the westerly margin of the Walker property of record in Book 6720, Page 102, Register's Office for Davidson County, Tennessee; thence, with said Walker property South 6 degrees 35 minutes 51 seconds, West 102.85 feet to an iron pin, being the northwest corner of Tract 1 of the Goodall Bailey Division, Section 1; thence, with said Tract 1 South 18 degrees 54 minutess 48 seconds, East 382.34 feet to an iron pin; thence, South 28 degrees 59 minutes 32 seconds, West 88.38 feet to a point in the center of Poplar Creek Road; thence, with the center of Poplar Creek Road North 70 degrees 16 minutes 1 second, West 50.66 feet to the point of beginning; all according to a survey by Randolph L Chapdelaine, RLS #1444, dated May 29, 1985.

Said property is conveyed subject to such utility easements and easements for ingress and egress which may affect the property including but not limited to the Easement of record in Book 8635, Page 657, Register's Office for Davidson County, Tennessee; and Joint Easement Agreement of record in Book 10472, Page 36, Register's Office for Davidson County, Tennessee; and subject to the right of way for Poplar Creek Road.

BEING the same property conveyed to Mohammad B. Salehzadeh, as to a 1/21st Interest, by Quitclaim Deed from Loyd Franklin Greene, unmarried, of record in Book 9842, Page 992, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 9763 737, and rerecorded in Book 9768, Page 264, and in Deed of record in Book 9778, Page 406, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

"Subject property is NOT now or ever has been the principal place of residence of the Grantor herein."

STATE OF TENNESSEE) COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MOHAMMAD B. SALEHZADEH, MARRIED, 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 Brentwood, Tennessee, this 1st day of October, 1999

My Commission Expires: May 28, 2003

Notary Public

SCOTT WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11687 PAGE 715

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

0642453

RECEIVED FOR REFERENCE

99 OCT -4 PM 1:20

REGISTER
DAVIDSON COUNTY, TN.

CAMT	49900.00
CON TX	184.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	195.63
CHECK	195.63

10/04/99 01 13:23 0001 5470

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1523359