This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Rashid Nowroozi, Masoud Nazariat
Malek Faradji
102 Otter Cove
Hendersonville, TN 37075

BOOK 11736 PAGE 290

SEND TAX BILLS
To Owner

MAP AND PARCEL:
MAP 105-8
PARCEL 285

11/08/1999 08:13:29 AM

0655480

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William F. Burgess and wife, Tina R. Burgess, and John Lloyd Burgess, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rashid Nowroozi, Masoud Nazariat, and Malek Faradji, a one-third undivided interest each, 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:

BEING Lot No. 2, on the Plan of the Resubdivision of Old Fairgrounds Subdivision, Part of Lots 32, 33, 36, 39, 42 and all of Lots 34, 35, 40 and 41, of record in Plat Book 6200, Page 713, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly margin of Hart Street, said point being 336.47 feet easterly along the right-of-way margin of hart Street, from the radius return of the intersection of Hart Street with Lewis Street; thence leaving the margin of Hart Street and with the commmon line between Lots 1 and 2 on aforesaid plat, S29°28'17"W, 204.27 feet to a point; thence N86°20'25"W, 17.86 feet to a point; thence S5°24'35"W, 64.5 feet to a point; thence N86°20'25"W, 20.0 feet to a point; thence S7°20'53"W, 285.46 feet to a point in the northerly margin of Factory Street; thence leaving said common line between Lots 1 and 2 and with the northerly margin of Factory Street, S85°27'44"E, 252.51 feet to a point; thence leaving the northerly margin of Factory Street N10°46'18"E, 53.97 feet to a point in the southerly margin of Hart Street; thence with the southerly margin of Hart Street N83°35'20"W, 171.53 feet to the point of beginning, containing 2.95 acres, more or less.

Being the same property conveyed to William F. Burgess and wife, Tina R. Burgess, and John Lloyd Burgess, by deed from Richard C. Wallace of record in Book 9714, Page 721, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

Taxes for 1999 have been pro-rated and paid.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is improved property known as 47 Hart Street, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rashid Nowroozi, Masoud Nazariat, and Malek Faradji, a one-third undivided interest each, their heirs and assigns, forever; and we, William F. Burgess and wife, Tina R. Burgess, and John Lloyd Burgess, do covenant with the said Grantees that we are lawfully seized

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and possessed of said land in fee simple, have a good right to convey it; 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 5th day of November, 1999.

William F. Burgess

Tina R. Burgess

John Lloyd Burgess

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William F. Burgess, Tina R. Burgess, and John Lloyd Burgess, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 5th day of November, 1999.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 71,000.00

AFFIANT

Subscribed and sworn to before me this 5th day of November, 1999.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11736 PAGE 292

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

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CAMT	74000.00
MOR TX	273.80
ERR	CO
MOR TX	273.80-
CON TX	27.30
ERR	CO
CON TX	27.30-
CON TX	273.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	284.80
CHECK	284.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/03/99 01 15:30 0001 9247

No. 1536972