Instr:200003060022103 Page: 1 OF 2
REC'D FOR REG 03/06/2000 2:15:02PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $122.10

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF March 2000

Notary Public

MY COMMISSION EXPIRES: 11/29/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
New Century Properties, L.L	C.New Century Properties, L.L.C.	MAP 149-7-A
(NAME)	(NAME)	
	1215 Knox Valley DR	PARCEL 118 & 120
(ADDRESS)	(ADDRESS)	
	Brentwood TN 37027	CO
(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, Farazmand Family 1994 Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO New Century Properties, L.L.C.

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 Nos. 118 and 120, on the Plan of Chelesa Village, of record in Plat Book 7900, Page 119, 120 and 121, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to Farazmand Family 1994 Trust by deed from Manouchehr Farazmand and Malakeh Ahmadzadeh of record in Book 9543, Page 507, Register's Office, Davidson County, Tennessee.

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

This conveyance is subject to 2000 taxes, prorated and assumed by the Grantees; allmatters as set out on the plan of record in Book 7900, page 119, 120 and 121, as amended in Book 8372, page 968; Declaration of Covenants, Conditions, and Restrictions of record in Book 8081, page 329, Book 8083, page 386 and Book 8842, page 434; By-laws of record in Book 8082, page 348; Deed to Open Areas as set out in Book 8838, page 542, said Register's Office; any and all easements located on the premises; assessment of association dues, if any.

unimproved (X)
This is improved ( ) property, known as 633 & 624 Cadogan Court, Antioch, TN 37013
(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 23 day of February, 2000

Farazmand Family 1994 Trust
By:
Masoud Farazmand, Co-Trustee

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

State of **CALIFORNIA**
County of **ORANGE**

On 2-23-00 (Date) before me, ALSON COTTRELL, Notary Public, personally appeared

MASOUD FARAZMAND

_____ Personally known to me,or

__✓__ Proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument, the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

ALSON COTTRELL
Commission # 1237885
Notary Public - California
Orange County
My Comm. Expires Nov 11, 2003

Witness my hand and official seal

_____
Signature of Notary

CAPACITY CLAIMED BY SIGNER

_____	Individual(s)	__✓__	Trustee(s)
_____	Corporate _____	_____	Subscribing Witness
	Officer(s) _____ (Title(s))	_____	Guardian/Conservator
_____	Partner(s)	_____	Other: _____
_____	Attorney-in-fact		_____

SIGNER IS REPRESENTING:

Name of person(s) or entity(ies) FARAZMAND FAMILY 1994 TRUST

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW:

Title or Type of Document WARRANTY DEED

Number of Pages 1 Date of Document 2-23-00

Signer(s) Other Than Named Above NONE