Box 37
LL

Instr:200007110068816 Page: 1 OF 4
REC'D FOR REC 07/11/2000 4:17:06PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $1017.50

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Alireza Rabiei and wife, Soheila Rabiei 5512 Charlotte Pike Nashville, TN 37209	Map/Par. 149-8-48	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Bradford Trust Company, a Tennessee corporation and Helen A. Canter, Co-Trustees of the Roy W. Clark, Jr., Martial Trust A under the Last Will and Testament of Roy W. Clark, Jr., Probate No. 98P-318 (the "Grantors") have bargained and sold, and by these presents do transfer and convey to Alireza Rabiei and wife, Soheila Rabiei (the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. All matters shown on the Plan of record in Book 4060, page 64 , Register's Office for Davidson County, Tennessee.

This is improved property located at 2582 Murfreesboro Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantors covenant with the Grantee that the Property is free from all encumbrances made or suffered by Grantors, except to the extent otherwise set forth herein.

Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the Grantees, Grantees' heirs and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantors, except that no warranty is made as to the amount of acreage in the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

V.P. The Bank of Nashville
Affiant

Subscribed and sworn to before me this 11th day of July, 2000.

Julie A. Boswell
Notary Public
My Commission Expires: 9/24/01

JULIE A. BOSWELL NOTARY PUBLIC AT LARGE

0655184.01
095825-001 07/10/2000

IN WITNESS WHEREOF, the Grantors have executed this Deed this 11 day of July, 2000.

BRADFORD TRUST COMPANY, a Tennessee corporation
Co-Trustee of the Roy W. Clark, Jr., Marital Trust A

By: _____

Title: Trust Officer

_____

HELEN A. CANTER, Co-Trustee of the Roy W. Clark, Jr. Marital Trust A

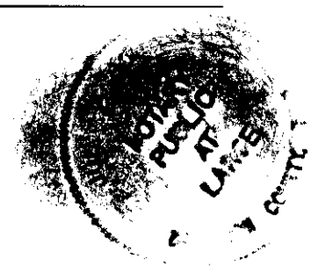
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Julie A Boswell, Notary Public, Victor Domen, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is a Trust Officer of Bradford Trust Company, a Tennessee corporation, Co-Trustee of the Roy W. Clark, Jr. Marital Trust A and is authorized to execute this instrument on behalf of Bradford Trust Company, a Tennessee corporation, as Co-Trustee.

WITNESS my hand, at office, this 11TH day of July, 2000.

_____

Notary Public
My Commission Expires: 9/29/01



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Julie A. Boswell, Notary Public, Helen A. Canter, Co-Trustee of the Roy W. Clark, Jr., Marital Trust A, with whom I am personally acquainted and who acknowledged that she executed the instrument for the purposes therein contained.

WITNESS my hand, at office, this 11TH day of July, 2000.

Julie A Boswell
Notary Public
My Commission Expires: 9/29/01

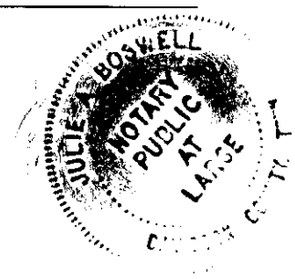


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Eze-San Park, of record in Book 4060, page 64, register's Office for said County, described as follows:

Beginning at a point in the northeasterly margin of Murfreesboro Pike at the westerly corner of the property conveyed to Phillips' Petroleum Company, by deed from J. E. Moss, et. ux. of record in Book 3901, page 774, Register's Office for said County; thence north 48° 24' east 200 feet to a point; thence North 41° 36' west 100 feet to a point; thence south 48° 24' west 200 feet to a point in the northeasterly margin of Murfreesboro Pike; thence South 41° 36' east along the said margin of Murfreesboro Pike, 100 feet to the point of beginning.

There is also conveyed an easement for ingress and egress over, across and upon a 20-foot strip of land extending northwestwardly from the northwesterly margin of Rural Hill Road lying immediately adjacent to the northeasterly line of the above mentioned land conveyed to Phillip's Petroleum Company, a distance of 150 feet to the southeasterly boundary of the land hereinabove described.

Being the same property conveyed to Roy W. Clark Jr. by deed of record in Book 4335, page 60, Register's Office for Davidson County, Tennessee. The said Roy W. Clark, Jr. having since died, leaving a Last Will and Testament of record in Will Book 218, page 762, Seventh Circuit Court, Probate Division for said County. also being the same property conveyed to Bradford Trust Company and Helen A. Canter, Co-Trustees of th Roy W. Clark Jr. Marital Trust A by quitclaim deed from Bradford Trust and Helen A. Canter, Personal Representatives of the Estate of Roy W. Clark, Jr., deceased, of record in Book 11314, page 176, said Register' s Office.