Instr:200008030077283 Page: 1 OF 2
REC'D FOR REC 08/03/2000 2:20:13PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $53.65

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,500.00

Bruce Eden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July 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
Bruce Eden (NAME)	Franklin National Bank (NAME)	MAP 149-07-A
4012 B Kennedy Avenue (ADDRESS)	230 Public Square (ADDRESS)	PARCEL 104.00 C0
Nashvile, TN 37216 (CITY) (STATE) (ZIP)	Franklin TN 37064 (CITY) (STATE) (ZIP)	02DX 08636

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, **Masoud Farazmand, Co-Trustee with full power to transfer, convey and sell without the joinder of any beneficiary** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce Eden and wife, Marta Eden

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. 104, 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 the Farazmand Family 1994 Trust by deed from Manouchehr Farazmand and Malakeh Ahmadzadeh, Husband and Wife, of record in Book 9543, Page 506, Register's Office, Davidson County, Tennessee.

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

This conveyance is subject to taxes for the year 2000, prorated and assumed by the Grantees; subject to all matters and notes on plat of record in Book 7900, Page 119, 120 & 121, as amendedin Book 8372, Page 968; subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 8081, page 329, Book 8083, page 386, and Book 8842, Page 434; subject to By-Laws as set out in Book 8082, page 348, said Register's Office; subject to Homeowners Association dues, if any; and to the Deed to Open Areas as set out in Book 8838, page 542, said Register's Office.

unimproved (X)
This is improved ( ) property, known as 740 Dover Glen Drive, 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 27th day of July 2000

Farazmand Family 1994 Trust
By: 7/27/00
Masoud Farazmand, Co-Trustee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF California
COUNTY OF Orange

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Masoud Farazmand and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Co-Trustee and _____ respectively of the Farazmand Family 1994 Trust the within named bargainor, and corporation, and that he as such Co-Trustee and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Masoud Farazmand as such Co-Trustee, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Tustin (Orange Cty.) CA on this the 27th day of July 2000.

My commission expires 10-16-2002

Gary L. Crow
Notary Public

GARY L. CROW
COMM. #1198617
Notary Public-California
ORANGE COUNTY
My Comm. Exp. Oct. 16, 2002

WMD2