THIS INSTRUMENT PREPARED BY:

AFSHIN YAZDIAN, ESQ.
209 10TH Avenue South, Suite 409
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 12/01/00 11:08 2pgs
Fees:11.00 Taxes:736.30
20001201-0117978

ADDRESS NEW OWNER AS FOLLOWS:
Shahram Aliabadi
6909 Sunnywood Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
181-01A-085

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Yazdian Construction, Inc.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shahram Aliabadi and wife, Maryam Aliabadi**, hereinafter called the Grantee, their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 18 on the Plan of Sugar Valley, Section Two, of record in Book 9700, Page 374, and as amended in Book 11700, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Yazdian Construction, Inc. by deed from Paul E. Johnson, Jeffrey P. Johnson, Stacy J. Carter and husband Buford W. Carter, Lori J. Kelley and Yazdian Construction, a Tennessee general partnership, of record in the Register's Office for Davidson County, Tennessee as Instrument No. 200001190006226.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever; and Grantors do covenant with the said Grantee 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 Grantee, their heirs and representatives, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 16th day of November, 2000.

Yazdian Construction, Inc.

BY: _____
Fred Yazdian, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $199,000.00.

Affiant

Subscribed and sworn to before me this
16th day of November, 2000.

Notary Public
My commission expires: 5/27/01

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Fred Yazdian, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Yazdian Construction, Inc., the within named bargainor, and that he as such President of the Yazdian Construction, Inc., executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of November, 2000.

Notary Public
My Commission Expires: 5/27/01

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.