WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/06/01 14:53 4pgs
Fees:18.50 Taxes:166.50

20010206-0011771

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 2001

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Hallmark Title Co., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Celatka (NAME)	Brian Celatka (NAME)	MAP 4
5476 Drye Run Road (ADDRESS)	1637 Nesbitt Lane (ADDRESS)	PARCEL 204
Joelton, Tennessee 37080 (CITY) (STATE) (ZIP)	Madison, TN 37115 (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, Sassan Moradian and wife, Blanca F. Moradian

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian Celatka, a single person

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to Sassan Moradian and wife, Blanca F. Moradian by deed from Caudill Enterprises, a Tennessee Limited Partnership, and Noble C. Caudill, II, individually of record in Book 10191, page 673, Register's Office, Davidson County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of COOPERTOWN FARMS,as said areas are set forth and defined in restrictions of record in Book 8211, Page 319 and Book 9259, page 316; By-Laws of record in Book 8211, page 327; and Charter of record in Book 8211, page 333; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

unimproved (X)
This is improved ( ) property, known as 5476 Drye Run Road, Joelton, Tennessee 37080
(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 our hand s this 2nd day of February, 2001

Sassan Moradian

Blanca Moradian

Blanca F. Moradian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sassan Moradian and wife, Blanca F. Moradian

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 2nd day of February, 2001.

Commission expires 11/27/01

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

EXHIBIT "A"

TRACT NO. I:

BOUNDARY DESCRIPTION
Tract 8 Coopertown Farms
Fourteenth Civil District - Davidson County, Tennessee
Property Map 4 Part of Parcel 3

Containing 5.01 Acres

To find the point of beginning, start at the intersection of the northerly right-of-way (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5334 page 839 in the Register's Office of Davidson County, Tennessee; Thence, with said right-of-way, North 81 degrees 36 minutes 07 seconds West 296.96 feet; Thence, severing the property of Noble C. Caudill II, of record in Deed Book 8114 page 913 in said Register's Office, with a curve in the easterly margin of a 50 foot wide Easement for Ingress/Egress, Drainage and Utilities, concave to the northeast and having a radius of 25.00 feet, northwesterly an arc distance of 39.27 feet through a central angle of 90 degrees 00 minutes 00 seconds to the point of tangency; Thence, continuing with said margin, North 8 degrees 23 minutes 53 seconds East 508.00 feet to the beginning of a curve in said margin concave to the southeast and having a radius of 840.00 feet; Thence, with said curve, northerly an arc distance of 149.65 feet through a central angle of 10 degrees 12 minutes 27 seconds to an iron pin; Thence, continuing with said curve and margin, northeasterly an arc distance of 487.13 feet through a central angle of 33 degrees 13 minutes 37 seconds to the point of tangency; Thence, with said margin, North 51 degrees 49 minutes 57 seconds East 62.18 feet to the beginning of a curve in said right-of-way concave to the northwest and having a radius of 366.65 feet; Thence, with said curve northerly an arc distance of 704.82 feet through a central angle of 110 degrees 08 minutes 25 seconds to an iron pin; Thence, with said margin, North 58 degrees 18 minutes 28 seconds West 61.54 feet to an iron pin, The Point of Beginning; Thence, continuing with said margin, North 58 degrees 18 minutes 28 seconds West 434.58 feet to an iron pin; Thence, leaving said margin and severing said Caudill property, North 31 degrees 41 minutes 32 seconds East 390.69 feet to an iron pin in the boundary line of property owned by Sandra K. Howard & Sue Ella Miller, of record in Book 7326 page 26 in said Register's Office; Thence, with said boundary line, as follows: South 81 degrees 20 minutes 00 seconds East 349.02 feet to an iron pin, North 46 degrees 08 minutes 07 seconds East 125.00 feet, South 45 degrees 10 minutes 51 seconds East 84.40 feet to an iron pin; Thence, again severing said Caudill property, South 31 degrees 41 minutes 32 seconds West 629.08 feet to the Beginning containing 5.01 acres.

This description is based on a field survey by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513, dated 9-27-90 and revised on 12-7-93.

THE ABOVE DESCRIBED TRACT IS BENEFITTED BY AN EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS, DRAINAGE AND UTILITIES ACROSS SAID CAUDILL PROPERTY BETWEEN SAID TRACT AND COOPERTOWN ROAD, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION
Easement for Ingress/Egress, Drainage and Utilities
Fourteenth Civil District - Davidson County, Tennessee
Property Map 4 Part of Parcel 3

Containing 3.36 Acres

To find the point of beginning, start at the intersection of the northerly right-of-way (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5334 page 839 in the Register's Office of Davidson County, Tennessee; Thence, with said right-of-way, North 81 degrees 36 minutes 07 seconds West 296.96 feet to the POINT OF BEGINNING; Thence, severing the property of Noble C. Caudill II, of record in Deed Book 8114 page 913 in said Register's Office, with a turn-in curve to the easterly margin of a 50 foot wide Easement for Ingress/Egress, Drainage and Utilities, concave to the northeast and having a radius of 25.00 feet, northwesterly an arc distance of 39.27 feet through a central angle of 90 degrees 00 minutes 00 seconds to the point of tangency; Thence, continuing with said margin, North 8 degrees 23 minutes 53 seconds East 508.00 feet to the beginning of a curve in said margin concave to the southeast and having a radius of 840.00 feet; Thence, with said curve, northerly an arc distance of 636.78 feet through a central angle of 43 degrees 26 minutes 04 seconds to the point of tangency; Thence, with said margin, North 51 degrees 49 minutes 57 seconds East 62.18 feet to the beginning of a curve in said margin concave to the northwest and having a radius of 366.65 feet; Thence, with said curve northerly an arc distance of 704.82 feet through a central angle of 110 degrees 08 minutes 25 seconds to the point of tangency; Thence, with said margin, North 58 degrees 18 minutes 28 seconds West 837.70 feet to the beginning of a turn-in curve to the terminus of said easement concave to the northeast and having a radius of 50.00 feet; Thence, with said curve northwesterly an arc distance of 36.14 feet through a central angle of 41 degrees 24 minutes 35 seconds to the point of tangency; Thence, with the terminus of said easement, an arc distance of 229.35 feet through a central angle to the left of 262 degrees 49 minutes 09 seconds to the beginning of a turn-in curve to the westerly margin of said easement concave to the south and having a radius of 50.00 feet; Thence, with said curve southeasterly an arc distance of 36.14 feet through a central angle of 41 degrees 24 minutes 35 seconds to the point of tangency; Thence, with said westerly margin of said easement, South 58 degrees 18 minutes 28 seconds East 837.70 feet to the beginning of a curve in said margin concave to the southwest and having a radius of 316.65 feet; Thence, with said curve, southeasterly an arc distance of 608.70 feet through a central angle of 110 degrees 08 minutes 25 seconds to the point of tangency; Thence, with said margin, South 51 degrees 49 seconds 57 seconds West 62.18 feet to the beginning of a curve in said margin concave to the southeast and having a radius of 890.00 feet; Thence, with said curve, southerly an arc distance of 674.69 feet through a central angle of 43 degrees 26 minutes 04 seconds to the point of tangency; Thence, with said margin, South 8 degrees 23 minutes 53 seconds West 508.00 feet to the beginning of a turn-in curve to said northerly right-of-way of Coopertown Road concave to the northwest and having a radius of 25.00 feet; Thence, with said curve, southerly an arc distance of 39.27 feet through a central angle of 90 degrees 00 minutes 00 seconds to the point of tangency; Thence, with said northerly right-of-way of Coopertown Road, South 81 degrees 36 minutes 07 seconds East 100.00 feet to the BEGINNING containing 3.36 acres.