FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 32,000.00

Melinda Venable
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF November 20 01

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/10/01 18:37 2pgs
Fees:13.00 Taxes:118.40

20011210-0136139

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. McCormick (NAME)	New Owner (NAME)	PART OF
6247 N. New Hope Road (ADDRESS)	(ADDRESS)	MAP 149-00-0
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 53

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, Chelsea Development Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. McCormick

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:

A tract of land, being part of the Land of Chelsea Development Corp. recorded in Deed Book 7273, page 105-107, Situated in the 28th Councilmanic District of Davidson County, Tennessee, and described according to a survey by John D. McCormick, RLS #674, 6247 N. New Hope Rd, Hermitage, TN. 37076, as follows:

Beginning at an existing iron rod in the northeasterly margin of Cadogan Court, at the southeast corner of Lot 123 of Chelsea Village, Section I, recorded in Plat Book 7900, Page 120; thence along the easterly line of said Lot 123, N 36 deg. 45' 00" W, a distance of 165.00 feet to the northeast corner of said Lot 123; thence N 53 deg. 15' 00" E, a distance of 34.66 feet to a point in the southerly line of Chelsea Village-Addition-Sec. II as recorded in Plat Book 7900, Page 121; thence along the southerly line of Chelsea Village Addition-Sec. II, S 85 deg. 28' 37" E, a distance of 223.54 feet to a point at the intersection of Grovesnor Road and Cadogen Court; thence along Cadogen Court along a curve to the right with a radius of 25.00 feet a distance of 31.70 feet; thence along the northeasterly margin of Cadogen Court, S 53 deg. 15' 00" W, a distance of 178.80 feet to the point of beginning and containing 20,941 square feet, more or less.

Being part of the same property conveyed to Chelsea Development Corporation by deed from Mohammand Izadian Bidgoli of record in Book 7273, Page 105, said

CONTINUED

unimproved ( )
This is improved (X) property, known as 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 15th day of November, 20 01

Chelsea Development Corporation
By: M. Shahdadi
Mohammad Shahdadi, President

FILE BOX 45

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, AKI MOEZZI, a Notary Public in and for said County and State, the within named MOHAMMAD SHAHDADI

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~~ CALIFORNIA, this 15TH day of NOVEMBER 2001.

Commission expires 3/29/2005

AKi Moezzi
Notary Public

STATE OF California
COUNTY OF los ANGELES

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Mohammad Shahdadi and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Chelsea Development Corporation the within named bargainor, and corporation, and that he as such President 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 Mohammad Shahdadi as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Los Angeles County ~~Nashville, TN~~, California on this the 15th day of November 20 01.

My commission expires 3/29/2005

AKi Moezzi
Notary Public

AKI MOEZZI
Comm. # 1298750
NOTARY PUBLIC-CALIFORNIA
Los Angeles County
My Comm. Expires March 29, 2005

LEGAL DESCRIPTION CONTINUATION

Register's Office.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and paid by the Grantors.