STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

2nd DAY OF January, 2002

Notary Public

MY COMMISSION EXPIRES

D. TODD SHOLAR NOTARY PUBLIC AT LARGE MY COMM. EXP. 8-28-02 DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/10/02 10:47 2pgs
Fees:13.00 Taxes:201.65

20020110-0003940

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Siamak Kadivar
(NAME)
515 Patterson Street
(STREET ADDRESS OR ROUTE NUMBER)
Nashville, TN 37211
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:
SAME
(NAME)
(STREET ADDRESS)
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
133-1-79

FOR AND IN 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, **Delmar Junior Biggs and Louis Alton Biggs, Jr. and Sammy Biggs and Elaine Biggs Minassian,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Siamak Kadivar,** 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:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Patterson's Subdivision of Maple Hill, of record in Book 332, page 75, Register's Office for said County.

Said Lot No. 73 fronts 50 feet on the southerly side of Patterson Street and runs back 167.7 feet on the easterly line and 168.2 feet on the westerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Pearlie M. Huffine by Deed of record in Book 3436, page 199, Register's Office for Davidson County, Tennessee. The said Pearlie E. Mae Huffine died devising said property to Delmar Junion Biggs a 50% undivided interest and Louis Alton Biggs a 50% undivided interest by will of record in Will Book 229, Page 647. The said Louis Alton Biggs having since predeceased his mother Pearlie E. Mae Huffine, leaving 3 issues Louis Alton Biggs, Jr., Sammy Biggs and Elaine Biggs Minassian.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

The signature of Sammy Biggs is signed by his duly appointed attorney-in-fact Elaine Biggs Minassian, pursuant to the Power of Attorney of record in Record Book ____, page _____, said Register's Office. #20020110003939

This is improved (XX) property, known as 515 Patterson Street, Nashville, TN 37211.

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. Whenever 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/our hand(s) this 2nd day of January, 2002.

Delmar Junior Biggs

Louis Alton Biggs, Jr. by Elaine Biggs Minassian, Conservator

Sammy Biggs By: Elaine Biggs Minassian, Attorney-in-fact

Elaine Biggs Minassian

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 Delmar Junior Biggs and Louis Alton Biggs, Jr. and Elaine Biggs Minassian, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 2nd day of January, 2002.

Commission expires 9/28/02

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Elaine Biggs Minassian, attorney-in-fact for Sammy Biggs, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of January, 2002.

My Commission Expires: 9/28/02

Notary Public

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Elaine Biggs Minassian, Conservator for Louis Alton Biggs, Jr., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the conservator of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this 2nd day of January, 2002.

Notary Public

My Commission Expires: 9/28/02

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282