Davidson County DEEDWARR
Recvd: 01/23/02 14:27 2pgs
Fees:13.00 Taxes:518.00

20020123-0009308

File in Box No. 19 B

WARRANTY DEED

#02-1-30-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January, 2002

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
YAZDIAN CONSTRUCTION, INC., (NAME)	"NEW OWNER" (NAME)	MAP 181-01-0-A
808 Harpeth Trace Place (ADDRESS)	(ADDRESS)	PARCELS 147, 150,
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	158 & 181

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, HURLEY-Y, A TENNESSEE GENERAL PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO YAZDIAN CONSTRUCTION, INC., A TENNESSEE CORPORATION

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 Lots Nos. 68, 71, 79 & 102 on the Plan of Sugar Valley, Section Five, a Planned Unit Development, as of record in Instrument No. 20001204-0118880, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Paul E. Johnson, Jeffrey P. Johnson, Stacy J. Carter and husband, Buford W. Carter (as tenants by the entirety), and Lori J. Kelley, as tenants in common, as to a three-fourths (3/4) undivided interest and to Yazdian Construction, a Tennessee general partnership, as to a one-fourth (1/4) undivided interest, by Deed from Hurley-Y, L.P., of record in Instrument No. 19912300309101, rerecorded in Instrument No. 200003090024334, Register's Office for Davidson County, Tennessee, and further conveyed to Hurley-Y, a Tennessee general partnership composed of Paul E. Johnson, Jeffrey P. Johnson, Buford W. Carter and wife, Stacy J. Carter, and Lori J. Kelley, collectively as to a seventy-five (75%) percent interest, and Yazdian Construction a Tennessee general partnership, composed of Fred Yazdian, Sam Yazdian and Abe Yazdian, as to a twenty-five (25%) percent interest by Quitclaim Deed of record in Instrument No. 20010309-0022699, said Register's Office.

CONTINUED

unimproved (X)
This is improved ( ) property, known as Lots 68, 71, 79,102 Sugar Valley, Nashville, TN 37211
(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 18th day of January, 2002

HURLEY-Y, A TENNESSEE GENERAL PARTNERSHIP

By: Paul E. Johnson

Paul E. Johnson, Man. General Partner

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of Sugar Valley, of record in Book 11069, Page 14, and made applicable to Section 5, in Instrument No. 20001205-0119527, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

STATE OF TENNESSEE) COUNTY OF DAVIDSON)

Before me, he undersigned, a Notary Public within and for the State and County aforesaid, personally appeared PAUL E. JOHNSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Managing General Partner of HURLEY-Y, the within named bargainor, a Tennessee general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such Managing General Partner.

WITNESS my hand and official seal at office at Brentwood, Tennessee, this 18th day of January, 2002.

My Commission Expires: May 28, 2003

Notary Public