File in Box 19 B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/05/02 15:40 2pgs
Fees:13.00 Taxes:678.95

20020205-0016076

STATE OF TENNESSEE #02-1-50-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 183,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____, 2002

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
FARHAD DAVACHI	"NEW OWNERS"	MAP 091-14
(NAME)	(NAME)	
5701 Charlotte Pike		PARCEL 129
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(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, MADDOX FOUNDATION, A TAX EXEMPT NONPROFIT MISSISSIPPI CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FARHAD DAVACHI AND WIFE, MEHRNOOSH DAVACHI

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 the northerly part of Lot No. 2 on the Map of C.C. Vernon Farm, as of record in Book 161, Page 164, Register's Office for said County.

SAID part of Lot No. 2 fronts 90 feet on the southerly side of Charlotte Pike and runs back southwardly between parallel lines with the westerly margin of Osceola Avenue, 137.9 feet to the northern boundary line of the property conveyed to V.C. Bell, and wife, by Deed from James Watt Brown, and wife, of record in Book 3248, Page 521, said Register's Office.

BEING the same property conveyed to Maddox Foundation, a tax exempt nonprofit Mississippi corporation, by Quitclaim Deed from Robin G. Costa, as Managing Trustee of The Maddox Foundation, a charitable trust created by Dan W. Maddox under agreement dated October 10, 1968, of record in Instrument No. 20020205-0016075 Register's Office for Davidson County, Tennessee, recorded simultaneously herewith.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 5701 Charlotte Pike, Nashville, TN 37209
(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.

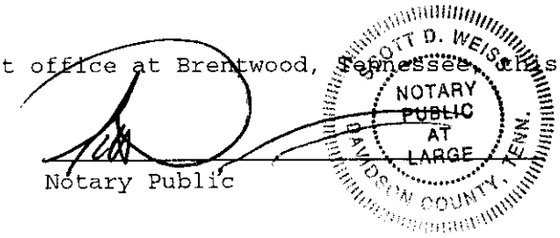
Witness MY hand this 1st day of February, 2002

MADDOX FOUNDATION, A TAX EXEMPT NONPROFIT MISSISSIPPI CORPORATION
By: Morgan Cox
Morgan Cox, Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of February, 2002, before me personally appeared MORGAN COX, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of MADDOX FOUNDATION, a tax exemp nonprofit Mississippi corporation, and acknowledged that he executed the same as the free act and deed of the said MADDOX FOUNDATION.

1st WITNESS my hand and official seal at office at Brentwood, Tennessee, this day of February, 2002.



My Commission Expires: May 28, 2003 Notary Public