Re-Record to add derivation clause

This space for Register's Office:

Davidson County DEEDWARR
Recvd: 11/08/01 11:42 3pgs
Fees:18.00 Taxes:499.50
[redacted]
20011108-0122870

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
504 Autumn Springs Court #18
Franklin, TN 37067

ADDRESS NEW OWNER:
Shawn S. Touloeisani
8224 Concord Rd.
Brentwood, TN 37027

RE-RECORD

SEND TAX BILLS TO:
Owner
8224 Concord Rd,
Brentwood, TN
37027

Tax Map : 181-00-201/202

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/14/02 13:53 3pgs
Fees:17.00 Taxes:0.00
20020214-0019703

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, We, **Ali Mohsenzadeh and Mohammad B. Salehzadeh,** hereinafter called the **Grantors**, do hereby convey unto **Shawn S. Touloeisani, married**, hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

A tract of land in the 5th, formerly the 7th Civil District of Davidson County, Tennessee, as follows:

Being Lot No. 8, the westerly part of Lot No. 5 and the tract marked "Dower" on the Map of the partition of the estate of Lewis Battle, deceased, as of record in Book 57, page 156, Register's Office of said County, described according to said map and according to certain deeds as follows:

Beginning at a point located in the center of Mill Creek; said point being the northeast corner of the Clyde H. Delvin, Jr. property (Tract III, Deed Book 4743, page 442) and in the northerly line of the herein described land; thence with the center of Mill creek North 45 degrees 44 minutes East a distance of 166.0 feet to a point located at the northwest corner of Tract 3; thence with the northerly line of Tract 3 as follows:

South 44 degrees 16 minutes East a distance of 204.43 feet to an iron pin; South 83 degrees 20 minutes East a distance of 666.26 feet to an iron pin at the southwest corner of tract 1; thence with the southerly line of Tract 1 South 83 degrees 20 minutes East a distance of 238.0 feet to an iron pin in the westerly line of the William Johnston property; thence with Johnston's line South 7 degrees 29 minutes West a distance 230.96 feet to an iron pin in the northerly line of the Paul E. Johnson property; thence with Johnson's line as follows:

North 83 degrees 20 minutes West a distance of 1237.50 feet to an iron pin; North 5 degrees 19 minutes East a distance of 73.55 feet to an iron pin in the northerly margin of Culbertson Raod and in the southerly line of the Delvin property; thence with Delvin's line and the northerly margin of the road as follows:

North 75 degrees 39 minutes East a distance of 35.89 feet to an iron pin; North 52degrees 04 feet East a distance of 100.00 feet to an iron pin; thence leaving the road with Delvin's line North 15 degres 12 minutes West a distance of 80.00 feet to the point of beginning, containing 6.7 acres more or less.

Included in the above described property is a portion of an Old Family Cemetary. Ingress

and egress of said Old Family Cemetary retained.
Said property is onveyed subject to such limitations, restrictions and encumbrances which may affect the premises and subject to the following Restrictive Covenantswhich shall run with the land of a period of twenty years from the date hereto to wit:

1. Minimum 1800 square feet of living area.
2. Residence must be 50% brick or stone to grade.
3. Only one single family residential home per lot.
4. No mobile homes or trailers.
5. No poultry, swine or cattle
6. No obnoxious or offensive behavior
7. Any outbuildings or barns are to be located to the rear of the residence and must be of similar or same material of residence.

Map 181 - 201/202 Culbertson Rd

This is improved property known as ~~2214 Tedder Boulevard, Murfreesboro, TN 37129.~~ Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of November, 2001.

Mohammad B. Salehzadeh

Ali Mohsenzadeh

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Mohammad B. Salehzadeh and Ali Mohsenzadeh, known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 5th day of November, 2001.

Notary Public in and for the
State of Tennessee

My Commission Expires: 2-20-05

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Tina Minnis
Affiant

Sworn and subscribed before me on 11-5, 2001.

Notary Public

My Commission Expires: 2-22-05