File in Box No. 19 B

WARRANTY DEED

STATE OF TENNESSEE #02-2-27-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 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 OWNERS" (NAME)	MAP 173-04-0-A
808 Harpeth Trace Place (ADDRESS)	(ADDRESS)	PARCELS 308, 309,
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	276 & 281

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, PINE OAKS PROPERTIES TWO, G.P., 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. 252, 253, 276 & 281 on the Plan of Oak Highlands, Phase Three, a Planned Unit Development, as of record in Instrument No. 20020122-0008284, Register's Office 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 Pine Oaks Properties Two, L.L.P., a Tennessee Limited Liability Partnership, by Deed from SUN NLF Limited Partnership, a Delaware Limited Partnership, of record in Book 10881, Page 126, Register's Office for Davidson County, Tennessee. Pine Oaks Properties Two, L.L.P., is now known as Pine Oaks Properties Two, G.P., a Tennessee General Partnership by Certificate of Voluntary Withdrawal, as of record in Instrument No. 20001006-0099635, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of Oak Highlands, of record in Book 7350, Page 24, rerecorded in Book 7367, Page 587, amended in Book 8765, Page 77, and further amended in Instrument No. 20000428-0042354, 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 Grantor(s) herein.

unimproved (X)
This is improved ( ) property, known as Lot 252,253,276&281,OAK HIGHLAND, 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 14th day of February, 2002

PINE OAKS PROPERTIES TWO, G.P., A TENNESSEE GENERAL PARTNERSHIP

By:
Fred Yazdian, General Partner

Davidson County DEEDWARR
Recvd: 02/15/02 14:24 2pgs
Fees:13.00 Taxes:444.00

20020215-0020389

DCTN01WC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, he undersigned, a Notary Public within and for the State and County aforesaid, personally appeared FRED YAZDIAN, 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 General Partner of PINE OAKS PROPERTIES TWO, L.P., 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 General Partner.

WITNESS my hand and official seal at office at Brentwood, Tennessee, this 14th day of February, 2002.

My Commission Expires: May 28, 2003

Notary Public