WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/26/02 15:02 2pgs
Fees:13.00 Taxes:370.00

20020226-0024450

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-7781-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Simon Sedek (NAME)	Simon Sedek (NAME)	MAP 72-15
1601-B / 1603 Riverside Drive (ADDRESS)	655 Harpeth Trace Dr. (ADDRESS)	PARCEL 213
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (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, David H. Frazier and wife, Martha B. Frazier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Simon Sedek and Ramin Hanai and Afshin Yazdian

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 the 7th Councilmanic District of Davidson County, Tennessee, said tract also being known as Lot 37, of the Riverside Drive Subdivision, being a plat of record in Book 974, Page 60, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin (new), in the easterly margin of Riverside Drive, the southwest corner of a tract of land, which belongs to Lucille G. McDonald, having a deed reference in Book 4230, Page 152, RODCT, being Lot 36, of the Riverside Drive Subdivision, the northwest corner of this tract, and continuing as follows: S 83 deg. 25' 03" East 187.00 feet to an iron pin (new), the southeast corner of said tract of land, which belongs to Lucille G. McDonald, in the westerly boundary of a tract of land which belongs to John F. Hayes, having a deed reference in Book 10927, Page 447, RODCT, being Lot 38, of the Riverside Drive Subdivision; thence, S 06 deg. 39' 28" West 75.25 feet to an iron pin (new), in the northerly margin of Porter Road, the southwest corner of said tract of land which belongs to John F. Hayes; thence, S 83 deg. 55' 01" West 155.88 feet to a railroad spike (new), at the intersection of the northerly margin of Porter Road, and the easterly margin of Riverside Drive; thence with the easterly margin of Riverside Drive, as follows: N 16 deg. 12' 44" West, 20.60 feet to a railroad spike (new); thence with a curve to the right, having a radius of 432.00 feet, an arc distance of 94.52 feet, and a chord bearing of N 09 deg. 56' 39" West, 94.33 feet to the point of beginning, containing 0.37 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172, February 12, 2002, and being found on Tax Map 72-15, Parcel 213, in the Tax Assessor's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1601-B / 1603 Riverside Drive, Nashville, TN 37216
(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 our hand s this 21st day of February, 2002

David H. Frazier

By: Richard H. Frazier POA
Richard H. Frazier, Attorney-in-fact

Martha B. Frazier

By: Martha B. Frazier Stephen B. Swift POA
Stephen B. Swift, Attorney-in-fact

DCTN01WC

(Legal continued from Page One)
Being the same property conveyed to David H. Frazier, and wife, Martha B. Frazier, by deed from Amelia Frances Matthews, a widow, of record in Book 4230, Page 152, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **RICHARD H. FRAZIER**, to me known to be the person who executed the foregoing instrument in behalf of **DAVID H. FRAZIER,** and acknowledged that he executed the same as the free act and deed of the said **DAVID H. FRAZIER**.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 21st day of February, 2002.

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **STEPHEN B. SWIFT**, to me known to be the person who executed the foregoing instrument in behalf of **MARTHA B. FRAZIER,** and acknowledged that he executed the same as the free act and deed of the said **MARTHA B. FRAZIER**.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 21st day of February, 2002.

Notary Public

My Commission Expires: