WARRANTY DEED

JENNIFER R. PETERS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JAN. 29, 2005

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 326,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July 20 02

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC.; 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chelsea Village, LLC (NAME)	SAME (NAME)	PART OF MAP 149
1418 Kensington Square Ct. Bldg A (ADDRESS)	(ADDRESS)	PARCEL 53
Murfreesboro, TN 37130 (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, Chelsea Development Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chelsea Village, LLC

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:

Being a parcel of land situated in Davidson County, Tennessee, said Parcel of land being referred to as Parcel 53 of Tax Map 149, being more fully described as follows:

Beginning at an iron pin, said pin located at the northerly and center property corner of parcel 124 of Chelsea Village Phase 2A as of record in Instrument No. 20020213-0018957 of the Register's Office of Davidson County, Tennessee, thence along the following lines:

S 53 deg. 14' 57" W a distance of 334.39 feet;
S 63 deg. 24' 21" W a distance of 361.18 feet;
S 15 deg. 08' 15" E a distance of 73.26 feet;
S 59 deg. 09' 41" E a distance of 66.73 feet;
S 15 deg. 26' 42" W a distance of 121.31 feet;
N 74 deg. 13' 11" W a distance of 4.51 feet;
S 15 deg. 36' 08" W a distance of 189.96 feet;
N 80 deg. 24' 56" W a distance of 89.97 feet;
N 67 deg. 40' 14" W a distance of 140.13 feet;
N 60 deg. 25' 25" W a distance of 151.47 feet;
N 69 deg. 04' 41" W a distance of 47.89 feet;

CONTINUED

Davidson County DEEDWARR
Recvd: 07/29/02 12:22 2pgs
Fees:13.00 Taxes:1208.05
20020729-0090514

unimproved ( )
This is improved (X) property, known as Dover Glen Drive, 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 15th day of July, 20 02

Chelsea Development Corporation

By:

Mohammad Shahdadi, President

Mohammad Shahdadi

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____

_____
Notary Public

STATE OF California
COUNTY OF Los Angeles

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Mohammad Shahdadi and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Chelsea Development Corporation the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Mohammad Shahdadi as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Northridge California on this the 15th day of July 2002.

My commission expires Oct 2, 2002

_____
Notary Public

JOHN BAE
COMM. #1195590
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Exp. October 2, 2002

LEGAL DESCRIPTION CONTINUATION

N 82 deg. 13' 21" W a distance of 45.47 feet;
N 66 deg. 30' 11" W a distance of 67.39 feet;
N 75 deg. 37' 38" W a distance of 165.98 feet;
N 66 deg. 54' 57" W a distance of 197.93 feet;
N 27 deg. 45' 08" W a distance of 77.53 feet;
N 24 deg. 36' 04" W a distance of 114.88 feet;
N 33 deg. 44' 43" W a distance of 154.77 feet;
N 34 deg. 50' 53" E a distance of 143.86 feet;
N 31 deg. 25' 39" E a distance of 193.53 feet;
S 84 deg. 45' 55" E a distance of 1439.43 feet; to the point of beginning and containing 18.28 acres more or less, according to a survey prepared by Dale and Associates, July 8, 2002 and certified by Steven D. Delle, Tennessee Registered Land Surveyor *
BEING part of the same property conveyed to Chelsea Development Corporation by deed from Mohammand Izadian Bidgoli, of record in Book 7273, Page 105, Register's Office for said County.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat of record in Instrument 20020213-0018957, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 8082, Page 329 and Book 8083, Page 386, Register's Office for said County.

* License No. 1710.