File Box 19-B

02-9-20-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September, 2002

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
REZA ALIABADI (NAME)	"OWNERS" (NAME)	MAP 181-01-0-A
802 Swan Drive (ADDRESS)	(ADDRESS)	PARCEL 177.00 CO
Smyrna, Tennessee 37167 (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, YAZDIAN CONSTRUCTION, INC. A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REZA ALIABADI AND WIFE, VAHAB ALIABADIHAG

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 Lot No. 98 on the Plan of Sugar Valley, Section Five, a Planned Unit Development, as of record in Instrument No. 20001204-0118880, Register's Office for 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 Yazdian Construction, Inc., a Tennessee Corporation, by Deed from Hurley-Y, a Tennessee General Partnership, of record in Instrument No. 20020410-0044459, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of Sugar Valley, of record in Book 11069, Page 14, and made applicable to Section 5 of record in Instrument No. 20001205-0119527; By-Laws of record in Book 11069, page 24; Charter of Sugar Valley Homeowner's Association, Inc. of record in Book 11069, page 6; Conveyance of Open Space to Sugar Valley Homeowner's Association, Inc. of record in Instrument No. 20000425-0041128; Easement Agreement for ingress and egress of record in Book 5674, page 863; Easement to United Telephone Company of record in Book 11436, page 750; Sanitary Sewer Line Easement of record in Instrument No. 20010404-0032941; Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20010918-0100852; all matters as shown on the Boundary Plat Plan of record in Book 9700, page 374; and any and all matters as shown on the plan of record in Instrument No. 20001204-0118880, said Register's Office.

unimproved ( )
This is improved (X) property, known as 500 Cinnamon Place, Nashville, TN 37211
(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 11th day of September, 2002

YAZDIAN CONSTRUCTION, INC. A TENNESSEE CORPORATION
By:
Fred Yazdian, President

Davidson County DEEDWARR
Recvd: 09/13/02 15:14 2pgs
Fees:13.00 Taxes:769.60

20020913-0111888

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 _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Fred Yazdian and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the YAZDIAN CONSTRUCTION, INC. 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 Fred Yazdian as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 11th day of September, 2002.

My commission expires May 28, 2003

_____
Notary Public

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 President of YAZIAN CONSTRUCTION, INC. the within named bargainor, a Tennessee Corporation, and that he as President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

WITNESS my hand and official seal at office at Brentwood, Tennessee, this 11th day of September, 2002.

My Commission Expires: May 28, 2003

_____
Notary Public

