WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/03 18:43 3pgs
Fees:18.00 Taxes:518.00

20030604-0077155

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF May 20 03

Notary Public

MY COMMISSION EXPIRES: 3.
(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
CarCar Development, Inc. (NAME)	NEW OWNER (NAME)	MAP #149
P.O. Box 1548 (ADDRESS)	(ADDRESS)	PARCEL #378
Brentwood, TN 37024 (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 CarCar Development, Inc.

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:

SEE ATTACHED FOR COMPLETE PROPERTY DESCRIPTION

Being part of the same property conveyed to Chelsea Development Corporation by deed from Mohammand Izadian Bidgoli by deed of record in Book 7273, Page 105, said Register's Office.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees. (2) All matters appearing on the Plan of record in Plat Book 7900, page 119-121, said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 8082, page 329; Book 8083, page 386; Book 8842, page 434; Book 8082, page 348, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as Dover Glen Drive, Nashville, TN 37217
(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 and seal this 21st day of May 20 03

Chelsea Development Corporation
By:
Ebbi Izadian, Secretary

M. Shahdadi
Mohammad Shahdadi, President

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 TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon_____oath(s) acknowledged_____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 20_____ .

My commission expires _____ _____
Notary Public

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ebbi Izadian, Secretary, and Mohammad Shahdadi, President, ~~and Hassan Izadian, Chief Financial Officer~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the Secretary, and President ~~and Chief Financial Officer~~, respectively of the Chelsea Development Corporation, the within named bargainor, and corporation, and that they as such Secretary, and President ~~and Chief Financial Officer~~, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ebbi Izadian, Secretary, and Mohammad Shahdadi, President ~~and Hassan Izadian, Chief Financial Officer~~.

Witness my hand and official seal at office at 14622 Ventura blvd California, on this 21st day of May, 2003.

My Commission Expires: _____

NOTARY PUBLIC

JESSE JEWELL
Commission # 1407162
Notary Public - California
Los Angeles County
My Comm. Expires Mar 25, 2007

PROPERTY DESCRIPTION

BEING shown as future site development on the Plan of Sect. 1, Chelsea Village, of record in Plat Book 7900, Page 119-121, Register's Office for Davidson County, Tennessee, as further described as follows:

Beginning at an iron rod situated in the westerly margin of Edge-O-Lake Drive, said point also being the southeast corner of the K Mart Corporation property of record in Book 7059, Page 710, R.O.D.C., TN.;

Thence, along said road, along a curve to the left, having a central angle of 23deg52'52", a radius of 1410.00 feet, a tangent of 298.18 feet, a length of 587.69 feet, and having a chord which bears S 25deg57'59" W, a distance of 583.45 feet to an iron rod;

Thence, along said road, along a curve to the right, having a central angle of 90deg46'11", a radius of 30.00 feet, a tangent of 30.41 feet, a length of 47.53 feet, and having a chord which bears S 53deg17'00" W, a distance of 42.71 feet to an iron rod situated in the northerly margin of Dover Glen Drive;

Thence, along said road, N 81deg19'55" W, a distance of 153.34 feet to an iron rod;

Thence, along said road, along a curve to the left, having a central angle of 26deg24'08", a radius of 287.69 feet, a tangent of 67.48 feet, a length of 132.57 feet, and having a chord which bears S 85deg28'11" W, a distance of 131.40 feet to an iron rod;

Thence, along said road, along a curve to the left, having a central angle of 81deg43'33", a radius of 25.00 feet, a tangent of 21.63 feet, a length of 35.66 feet, and having a chord which bears N 66deg51'54" W, a distance of 32.71 feet to an iron rod situated in the northeasterly margin of Grovesnor Road;

Thence, along said road, along a curve to the left, having a central angle of 50deg28'54", a radius of 122.46 feet, a tangent of 57.73 feet, a length of 107.90 feet, and having a chord which bears N 51deg14'39" W, a distance of 104.44 feet to an iron rod;

Thence, along said road, N 76deg29'00" W, a distance of 81.70 feet to an iron rod;

Thence, along said road, along a curve to the right, having a central angle of 28deg53'02", a radius of 136.47 feet, a tangent of 35.15 feet, a length of 68.80 feet, and having a chord which bears N 62deg02'29" W, a distance of 68.07 feet to an iron rod;

Thence, leaving said road, S 84deg36'15" E, a distance of 517.65 feet to an iron rod;

Thence, N 05deg24'06" E, a distance of 478.18 feet to an iron rod;

Thence, S 85deg48'36" E, a distance of 263.70 feet to the point of beginning and containing 111,011.161 square feet or 2.548 acres of land more or less, according to a survey by Steven D. Delle, Registered Land Surveyor, License No. 1710, dated May 17, 2003.