FILE BOX 19B
MAP & PARCELS
118-11-0/28.00
#06-01-001-J

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$415,000.00**.

Affiant

Subscribed and sworn to before me this the 13th day of January, 2006.

My Commission Expires: 3/31/06

Notary Public

THIS INSTRUMENT PREPARED BY & RETURN TO: WEISS & WEISS, ATTORNEYS AT LAW
761 OLD HICKORY BOULEVARD, SUITE 301, BRENTWOOD, TENNESSEE 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:
BRUCE YAZDIAN
GITI YAZDIAN
213 Vaughns Gap Road
Nashville, TN 37205

SEND TAX BILLS TO:
"NEW OWNER"

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **LUTON PROPERTY PARTNERS, A TENNESSEE JOINT VENTURE**, hereinafter called the **"Grantors"**, has bargained and sold, and by these presents does transfer and convey unto **BRUCE YAZDIAN AND WIFE, GITI YAZDIAN**, hereinafter called the **"Grantee"**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 1 on the Plan of Berry Hill Gardens, Block "B" of record in Book 1130, Page 36, 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 the same property conveyed to LUTON PROPERTY PARTNERS, A TENNESSEE JOINT VENTURE, by Deed from PLANNED FACILITIES CORPORATION, A TENNESSEE CORPORATION, of record in Book 7805, Page 804, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Grantor covenants and binds itself, its representatives, successors and assigns, to warrant specifically and forever defend the title to the said real estate to Grantee, his/hers/their heirs and/or assigns, against the lawful claims of all persons claiming through and/or under the Grantor.

Davidson County DEEDWARR
Recvd: 01/19/06 10:20 2 pgs
Fees:13.00 Taxes:1535.50
20060119-0007101

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UINSATISFACTORY WHEN RECEIVED

IN WITNESS WHEREOF, the Grantors has caused its name to be affixed hereto, by its duly authorized officer, on this 13th day of January, 2006.

LUTON PROPERTY PARTNERS,
A TENNESSEE JOINT VENTURE

BY: _____
Michael D. Shmerling, Managing Joint Venturer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **MICHAEL D. SHMERLING,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon his oath, acknowledge himself to be the MANAGING JOINT VENTURER of **LUTON PROPERTY PARTNERS, A TENNESSEE JOINT VENTURE,** the within named bargainor, and that he as such Managing Joint Venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Luton Property Partners.

Witness my hand and official seal at Brentwood, Tennessee, this 13th day of January, 2006.

My Commission Expires: 3/31/07

_____
Notary Public