BOOK 6368 PAGE 281

WARRANTY DEED

FROM: Y & F BUILDERS,
A TENNESSEE PARTNERSHIP

THIS INSTRUMENT PREPARED BY:
FRANK G. FRIEDMAN, ATTORNEY
211 PRINTER'S ALLEY BUILDING
NASHVILLE, TENNESSEE 37201
(615) 256-1266

TO: C.M. SUTHERLAND, SR.

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers
C.M. SUTHERLAND, SR. 617 VALLEY TRACE CT. Nashville, Tennessee 37221	SAME	143-6-A parcel 61
		Field Book Numbers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred sixty two thousand two hundred and forty ($162,240.00) Dollars.

Carl H. Keil
AFFIANT

SUBSCRIBED AND SWORN TO before me, this the 27th day of August, 1984.

Deborah F. Kuhn
Notary Public

My Commission Expires January 18, 1987
My Commission Expires: _____

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) and other good and valuable consideration, Y & F Builders, a Tennessee Partnership, Grantors have bargained and sold, and by these presents does hereby transfer and convey unto C.M. Sutherland, Sr. his heirs, successors and assigns, the following described tract or parcel of land to wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the plan of Harpeth Trace Estates, Phase II, of record in Plat Book 5200, page 556-8, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete and exact description.

Being part of the same property conveyed to Jerome L. Rosenblum, as to a 5/8 undivided interest, and Frank G. Friedman, Trustee, withfull power to sell, convey and mortgage, as to a 3/8 undivided interest, by Quitclaim Deed from Jerome L. Rosenblum, as to a three-fourths undivided interest and Bernard D. Goldstein, Trustee, with full power to sell, convey and mortgage, as to a one-fourth undivided interest, of record in Book 6181, page 392, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Y & F Builders, a Tennessee Partnership recorded in Book 6364, page 938, Register's Office for Davidson County, Tennessee.

This is improved property known as 617 Valley Trace Court.

08/23/84 CHECK

3139

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said Grantees, their heirs, successors, and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except for covenants, conditions and restrictions contained in an instrument of record in in Book 5120, page 208 and in Book 5380, page 357, and Book 6094, page 718, Register's Office for Davidson County, Tennessee; the lien for 1984 taxes which will be paid by Grantees, which have been prorated; and matters shown on the recorded plan of record in Book 5200, page 556-8, said Register's Office.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomever, except as stated above.

Witness our hands this 27th day of August, 1984.

Y & F BUILDERS, A TENNESSEE PARTNERSHIP

By: _____
Harry F. Friedman

By: _____
Firooz (Fred) Yazdian

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6368 PAGE 293

Personally appeared before me the undersigned, a Notary Public in and for said County and State, Frank G. Friedman, holding Power of Attorney to execute the foregoing instrument as attorney in fact for the within named Harry F. Friedman partner in Y & F Builders, a Tennessee Partnership, the bargainor, with whom I am personally acquainted, and who acknoweldged that he executed the within instrument for the purposes contained therein with full authority to do so.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 1984.

Deborah L Kuhn
Notary Public

My Commission Expires January 18, 1987

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Firooz (Fred) Yazdian, partner in Y & F Builders, a Tennessee Partnership, the bargainor, with whom I am personally acquainted, and who acknoweldged that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 1984.

Deborah L Kuhn
Notary Public

My Commission Expires January 18 1987

My Commission Expires: _____

RUSH

IDENTIFICATION REFERENCE

AUG 28 9 55 AM '84

DAVIDSON COUNTY, TN

I 4 5 7 4 1

BOOK 6361 PAGE 622

THIS DOCUMENT PREPARED
BY: FRANK G. FRIEDMAN
211 PRINTERS ALLEY BLDG.
NASHVILLE, TENNESSEE 37201

BOOK 6368 PAGE 284

AUG 16 4 13 PM '84
REGISTER'S OFFICE
DAVIDSON COUNTY, TENNESSEE

143590

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Harry F. Friedman, hereby make, constitute and appoint Frank G. Friedman my true and lawful attorney-in-fact for me and in my name to sign all necessary documents necessary to convey and transfer any and all properties held by Y & F Builders, a Tennessee Partnership, giving my said attorney full power and authority to do everything whatsoever necessary to be done in the premises as fully as I could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or his substitute or substitutes shall lawfully do or cause to be done by virtue hereof.

For me and in my stead to carry on and conduct to final consummation of any such transfer or conveyance of real property and on such terms as to my said attorney may seem expedient; also to receive and receipt for all money in any manner accruing from or out of the same and for the same.

Witness our hands this 15th day of August, 1984.

Harry F. Friedman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Harry F. Friedman, with whom I am personally acquainted, and who acknowledged that he executed the within named instrument for the purpose contained therein.

Witness my hand and official seal at Nashville, Tennessee this 15th day of August, 1984.

Notary Public

My Commission Expires January 30, 1987

EXHIBIT "A"

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6368 PAGE 285

RECEIVED OF _____

FOR _____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

162240.00- CAMT.
421.72 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 434.22-
5539A08/28/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 5 7 4 1

IDENTIF. REFERENCE

AUG 29 9 55 AM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 0064215