BOOK 6479 PAGE 799

WARRANTY DEED

FROM: Y & F BUILDERS,
A TENNESSEE PARTNERSHIP

THIS INSTRUMENT PREPARED
BY: **FRANK G. FRIEDMAN**
211 PRINTERS ALLEY BUILDING
NASHVILLE, TENNESSEE 37201

TO: KENNETH R. BESSER and
wife, SUSAN L. BESSER

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
KENNETH R. BESSER and wife, SUSAN L. BESSER Lot 21 Valley Trace Court Nashville, Tennessee	SAME	143-12 ____ Field Book Numbers

---

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Forty Five thousand 00/100 Dollars ($145,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 2nd day of January, 1985.

Notary Public

My Commission Expires: My Commission Expires January 18, 1987

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 do transfer and convey unto the said Kenneth R. Besser and wife, Susan L. Besser their heirs, 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. 21 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 from Jerome L. Rosenblum, as to a 5/8 undivided interest, and Frank G. Friedman, Trustee, with full power to sell, convey and mortgage, as to a 3/8 undivided interest, recorded in Book 6364, page 938, Register's Office for Davidson County, Tennessee.

This is improved property known as Lot number 21, Harpeth Trace Estates, Phase II, Valley Trace Court, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its 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, liens and restrictions contained in an instrument of record in Book 5120, page 208 and in Book 5380, page 357, and Book 6094, page 718, Register's Office for Davidson County, Tennessee; 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 Grantee, its heirs, successors, and assigns against the lawful claims of all persons whomsoever, except as stated above.

Witness our hands this 2nd day of January, 1985.

Y & F BUILDERS, A TENNESSEE PARNERSHIP

by: _____
Harry Friedman, Partner

by: _____
Firooz (Fred) Yazdian, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 atorney 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 acknowledged that the 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 2nd day of January, 1985.

Deborah L. Koenig
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, a partner in Y & F Builders, a Tennessee Partnership, the bargainor, with whom I am personally acquainted, and who acknowledged that the executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of January, 1985.

Deborah L. Koenig
NOTARY PUBLIC

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

1:7:8:6:4:5
IDENTIF. REFERENCE
JAN 24 8 58 AM '85
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN
RUSH
01/24 386.50- CHECK
5803

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6479 PAGE 802

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

145000.00- CAMT.
377.00 CSTAX.
.50 PRFEE
9.00 WDEED
CHECK 386.50-
6803A01/24/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.7.8.6.4.5.

IDENTIF. REFERENCE

JAN 24 8 58 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 103358