#4071

File Box 38

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

BOOK 6637 PAGE 41

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 221
Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| FRED YAZDIAN (NAME) | New Owner (NAME) | Map 143-6-A |
| 321 Harpeth Ridge Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 17 Co. |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, BRUCE F. ORMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRED YAZDIAN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 17 on the Plan of Harpeth Trace Estates, Phase I, as of record in Plat Book 5200, page 125, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Bruce F. Orman by deed from Gary W. Fox d/b/a Gary W. Fox Construction Co. of record in Book 5654, page 99, said Register's Office.

This conveyance is made subject to: (1) 1985 Taxes, which have been prorated and assumed by the Grantee; (2) Covenants, Conditions, and Restrictions of record in Book 5120, page 208, and Book 5380, page 357; (3) Easements of record in Book 5597, page 186, and Book 4967, page 244; (4) Easement for Right-of-Way of the Louisville and Nashville Railroad; and (5) All matters appearing on the Plan of record in Plat Book 5200, page 125, said Register's Office.

30805

IDENTIFICATION REFERENCE

AUG 23 8 34 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved (XX
This is improved ( ) property, known as 321 Harpeth Ridge Drive, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 20th day of August, 1985.

Bruce F. Orman

BRUCE F. ORMAN

150

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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 BRUCE F. ORMAN

the bargainor ____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of August, 1985.

My commission expires July 17, 1988 Notary Public Nancy Lee Hallum

STATE OF TENNESSEE
COUNTY OF ____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged ____ self to be ____ of the ____, the within named bargainor, a corporation, and that as such ____ being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ____ as such ____.

Witness my hand and official seal, at ____ this 20th day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00

Bruce F. Orman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August, 1985.

MY COMMISSION EXPIRES: 7-17-88 (AFFIX SEAL) Nancy Lee Hallum
Notary Public

WARRANTY DEED

FROM BRUCE F. ORMAN

TO FRED YAZDIN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6637 PAGE 43

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

28000.00- CONT.
57.20 COTAX
.50 PRFEE
6.00 WDEED
CHECK 63.70-
0150A08/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 0 8 0 5

IDENTIFICATION REFERENCE

AUG 23 8 34 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 166043