4237 File BC 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DOUGLAS R. ANDERSON (NAME)	ZEITLIN FINANCIAL SERVICES, INC. (NAME)	Map 143-6-A
508 Harpeth Oaks Court (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 200 (STREET ADDRESS)	Parcel 64
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	FB# 9D-78200

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, FIROOZ FRED YAZDIAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUGLAS R. ANDERSON and wife, CAROL S. ANDERSON

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. 26 on the Plan of Harpeth Trace Estates, Phase II, as of record in Plat Book 5200, pages 556-558, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Firooz Fred Yazdian by deed from Jerome L. Rosenblum and wife, Brenda G. Rosenblum, as to a five-eighths (62.5%) undivided interest, and Frank G. Friedman, Trustee, with full power as to a three-eighths (37.5%) undivided interest of record in Book 6504, page 251, said Register's Office.

This conveyance is made subject to (1) Covenants, Conditions and Restrictions of record in Book 5120, page 208, Book 5380, page 357 and Book 6094, page 718; and (2) All matters appearing on the Plan of record in Plat Book 5200, pages 556-558, said Register's Office.

Karen Yazdian, spouse of Firooz Fred Yazdian, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Firooz Fred Yazdian.

4 8 1 5 8

IDENTIFICATION REFERENCE

Oct 29 8 12 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 508 Harpeth Oaks Court, Nashville, Tennessee 37221

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 23rd day of October, 1985

FIROOZ FRED YAZDIAN

KAREN YAZDIAN

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FIROOZ FRED YAZDIAN and wife, KAREN YAZDIAN

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

Witness my hand and official seal at Nashville, Tennessee this 23rd day of October, 19 85.

My commission expires 4/19/87 Notary Public

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 _____ 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 $ 157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October 19 85

MY COMMISSION EXPIRES: 4/19/87
(AFFIX SEAL)

Notary Public

563 10/29 4:5.70- CHECK

WARRANTY DEED

FROM FIROOZ FRED YAZDIAN

TO DOUGLAS R. ANDERSON and wife, CAROL S. ANDERSON

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

6694

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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

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

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

157[illegible].00- [illegible]
408.00 COTAX
.50 PRFE
6.00 [illegible]
CHECK 414.70-
0953A10/29/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48158

IDENTIFICATION REFERENCE

Oct 29 8 12 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 186302