BOOK 6772 PG 953

WARRANTY DEED

FROM: BRIAN L. BERRY

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

TO: KAREN GAIL YAZDIAN

Address New Owner(s) as Follows:

Karen Gail Yazdian
105 Harpeth Trace Court
Nashville, Tennessee 37221

Send Tax Bills To:

SAME

Map-Parcel Numbers

143-2-A-10
Field Book Numbers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirty Two Thousand and 00/100 Dollars ($32,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 29 day of January, 1986.

Notary Public

My Commission Expires: My Commission Expires March 3, 1990

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, Brian L. Berry, a single male, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Karen Gail Yazdian, her heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 10 on the plan of Harpeth Trace Estates, Section Three, as of record in Plat Book 5200, page 751, 752 and 753, Register's Office for said County, to which reference is made for a more complete description of said lot.

Being part of the same property conveyed to the grantor herein by deed of record in Book _____, page _____, said Register's Office.

This conveyance is subject to 1986 property taxes, the limitations shown on the plan of record at Book 5200, pages 751, 752 and 753, said Register's Office, declaration of covenants, conditions, restrictions, limitations, easements and rights of liens and/or assessments contained in instruments of record at Book 6274, page 148, Book 5380, page 357, Book 5120, page 199 and Book 5120, page 208, said Register's Office, and to easements at Book 4889, page 192, Book 5099, page 783, Book 5142, page 690, Book 5142, page 694, Book 5360, page 320, Book 5364, page 882, Book 6407, page 892 and Book 5102, page 956, said Register's Office.

This is unimproved property known as 596 Harpeth Trace Drive, Nashville, Tennessee 37221.

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, her heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except for covenants, conditions, liens and restrictions as set out herein.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors, and assigns against the lawful claims of all persons whomsoever, except as stated above.

Witness our hands this 24th day of January, 1986.

Brian L Berry
BRIAN L. BERRY

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 BRIAN L. BERRY, 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 24th day of January, 1986.

Frank D. Friedman
NOTARY PUBLIC

My Commission Expires: My Commission Expires March 8, 1989

7.2554

IDENTIFICATION REFERENCE

JAN 30 9 41 AM '86

FELIX Z. WIESENFELD REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6772 PAGE 955

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
1/30/86	CHECK		83.70-	
	BAL		.0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.2 5 5 4

IDENTIFICATION REFERENCE

JAN 30 9 41 AM '86

FELIX Z. WILSON II
DAVIDSON COUNTY REGISTER

No. 214982