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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July 19 87

Notary Public

MY COMMISSION EXPIRES: 10-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred Yazdian (NAME)	SAME (NAME)	143-02-0-A
105 Harpeth Trace Ct. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	068.00 CO
Nashville Tn 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	09D7 72995

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, WE, ~~Howard L. Wiggins and Jody M. Wiggins~~ wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Fred Yazdian~~

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 68 on the plan of Phase Three, Harpeth Trace Estates, of record in Book 5200, pages 751, 752 and 753, Register's Office for Davidson County, Tennessee.

Said Lot No. 68 fronts 44.62 feet on the northeasterly margin of Harpeth Trace Drive and extends back 155.73 feet on the northwesterly line and 156.04 feet on the southeasterly line to a dead line in the rear, measuring 69.78 feet thereon.

Being the same property conveyed to Howard L. Wiggins and wife, Jody M. Wiggins by deed from Roy Dan Webb, unmarried of record in Book 6932, Page 210, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 6274, page 148 said Register's Office.

This conveyance is subject to any and all existing easements of record.

This is unimproved (X) improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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

Witness their hands this 27th day of July, 19 87

Howard L. Wiggins

Jody M. Wiggins

~~STATE OF TENNESSEE~~
~~Davidson County~~
Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard L. Wiggins and wife, Jody M. Wiggins

the bargainor__s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of July 19 87

Commission expires 10-89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Howard L. Wiggins and wife, Jody M. Wiggins

TO

Fred Yazdian

MONTGOMERY, CRANFORD, RESTNER & HARDEMAN
ATTORNEYS
CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TENNESSEE 37027

50440

IDENTIFICATION REFERENCE

JUL 29 12 30 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

51500.00- CONT.
141.20 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 150.70-
5347A07729787 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50440

IDENTIFICATION REFERENCE

Jul 29 12 31 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.109398