THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

BOOK 7414 PAGE 528

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Fred Yazdian 808 Harpeth Place Nashville, TN 37221	Same	Map 119-9 Parcel 31 & 32

FOR AND IN CONSIDERATION of the exchange of like property of the same value by the hereinafter Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

William E. Miller and wife, Shirley Miller

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Fred Yazdian (a 1/2 undivided interest) and Bruce Yazdian (a 1/2 undivided interest)

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Nos. 74 and 75 on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, of record in Book 332, page 29, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 104 1/2 feet on the easterly side of Landers Avenue and run back between lines, 125 feet 8 inches on the South line of Lot 75 and 67 1/2 feet, more or less, on the North line of Lot 74, along the southerly margin of Central Boulevard, to an alley in the rear, on which they measure 143 1/2 feet.

Being the same property conveyed to William E. Miller and wife, Shirley Miller by deed from J. F. Austin, Jr. of record in Book 7258, page 380, Register's Office for Davidson County, Tennessee.

Taxes for the year 1987 are prorated and assumed by the Grantees herein.

This is (x) unimproved ( ) improved property at 2700-2702 Landers Avenue, Nashville, TN

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 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 our hands this 25TH day of November, 1987.

William E. Miller
WILLIAM E. MILLER

Shirley T. Miller
SHIRLEY MILLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William E. Miller and Shirley Miller the within named bargainors, 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 Nashville, Tennessee, this 25th day of November, 1987.

My Commission Expires:
1-3-89

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $21,500.00.

AFFIANT

Subscribed and sworn to before me this 25th day of November 1987.

My Commission Expires:
1-3-89

NOTARY PUBLIC

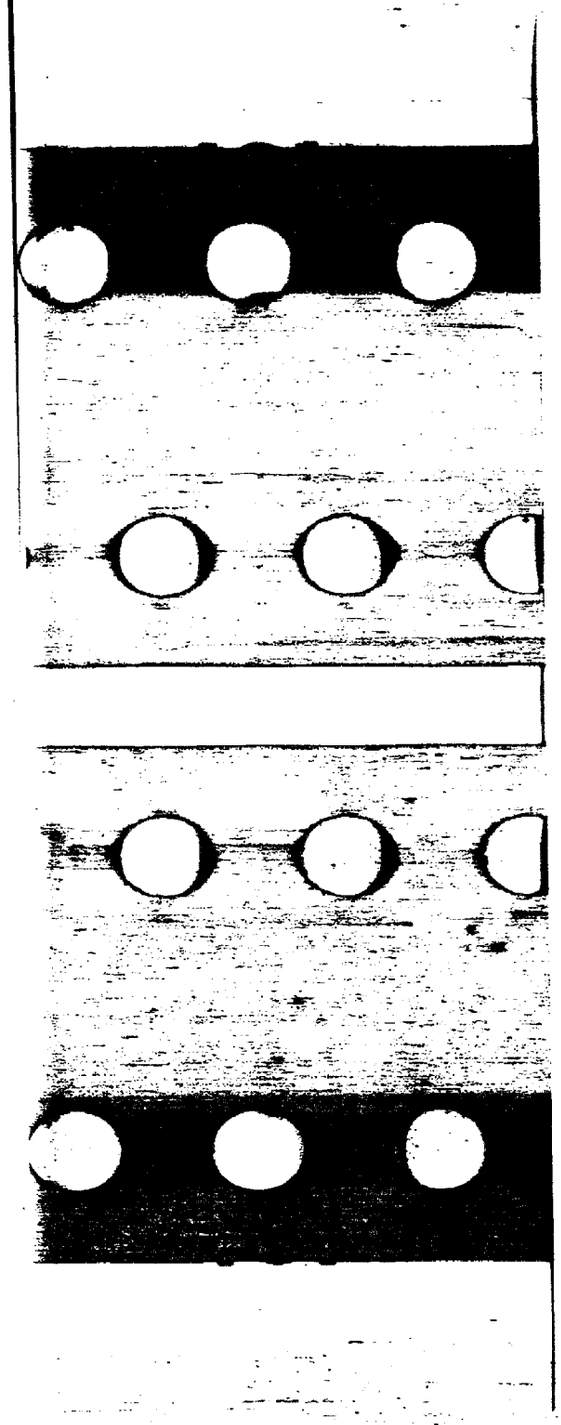
86455

IDENTIFICATION REFERENCE

DEC 1 11 14 AM '87

DAVIDSON COUNTY, TN

RECEIVED



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7414 PAGE 530

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

21500.00- CAMT.
60.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 66.70-
7188A12/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8645 5.

IDENTIFICATION REFERENCE

DEC 1 11 14 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 40271