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FILE IN BOX #4
FORM NO. WD-1
#89-8-15

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF September, 1989.

Notary Public

MY COMMISSION EXPIRES: November 10, 1991.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTY., Suite 500, One Church Street Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: [MORTGAGEE: NONE]	MAP-PARCEL NUMBERS
Y & F BUILDERS (NAME)	"NEW OWNER" (NAME)	MAP 128-4A
808 Harpeth Trace Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 1
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB#: 08D-65217

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~~ STERLING CONSTRUCTION COMPANY, INC., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Y & F BUILDERS, a partnership composed of Fred Yazdian and Harry Freedman

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:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Williamsburg Village, Phase V, of record in Book 6250, Page 437, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Sterling Construction Company, Inc., by Deed from C. D. Interests, a Texas General Partnership, of record in Book 6792, Page 147, and re-recorded in Book 7603, Page 920, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 6354, Page 973, Book 7138, Page 250, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

INCLUDED in this conveyance is a tract of land from The Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, to Sterling Construction Corporation, conveyed by Quitclaim Deed being filed for record simultaneously herewith.

unimproved (XX)
This is improved ( ) property, known as 740 Rodney Drive, Nashville, TN 37205
(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 his hand this 5th day of September, 19 89

STERLING CONSTRUCTION COMPANY, INC.

By:

JERALD V. PEISER, President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, PETER WEISS, a Notary Public in and for the State and County aforesaid, personally appeared JERALD V. PEISER

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President _____ of the STERLING CONSTRUCTION COMPANY, INC. a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of ~~September~~, 19 89.

_____, Notary Public

Commission Expires 11/10/91

WARRANTY DEED

FROM
STERLING CONSTRUCTION COMPANY, INC.

TO
Y & F BUILDERS, a partnership

6 3 7 9 9

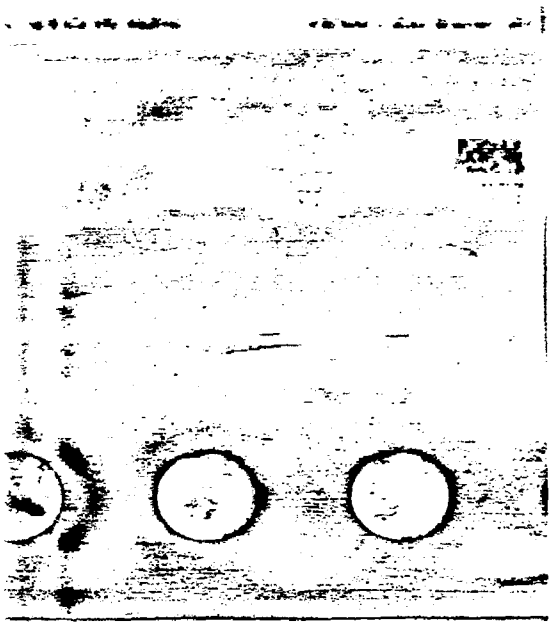
IDENTIFICATION REFERENCE

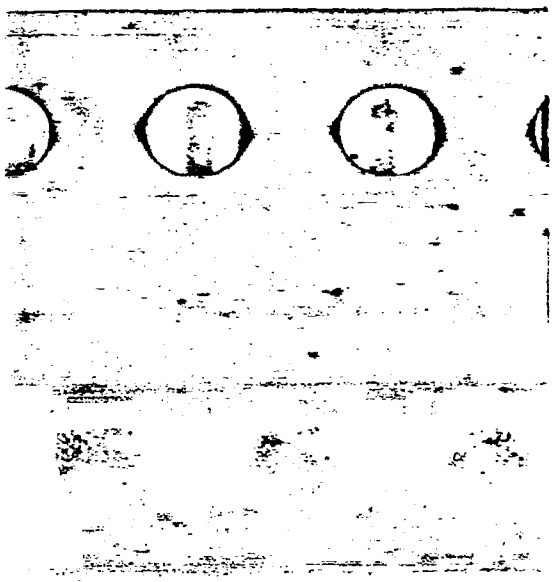
SEP 6 9 52 AM '89

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

1925 09/06 0101 03CHECK 106.00





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 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

CAMT 30000.00
CON TX 99.00
PRFEE 1.00
WDEED 6.00
TOTAL 106.00
CHECK 106.00
09/06/89 01 09:53 0001 1925

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6379.9

IDENTIFICATION REFERENCE

SEP 6 9 52 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 245948