4

WARRANTY DEED

BOOK 9259 PAGE 514

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February 19 94

Notary Public

MY COMMISSION EXPIRES: June 28, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Realty Title & Escrow Company, 428 Wilson Pike Circle, Brentwood, TN 37027

172-12-B-292

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: New Owner Mortgagee:	MAP-PARCEL NUMBERS
Yazdian Construction, Inc. (NAME)	First Union National Bank (NAME)	172-12-B-295 172-12-B-306
808 Harpeth Trace Place ~~x Bradford Hills Subdivision x~~ (ADDRESS)	150 Fourth Avenue North (ADDRESS)	172-12-B-316
Nashville, TN 37221 ~~x Nashville xx TN 37211x~~ (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	172-12-B-200 172-12-B-182

FOR AND 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, J & Y, L.P., A TN LIMITED PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yazdian Construction, Inc.

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:

Tract 1
Land in Davidson County, TN, being Lots Nos. 249 and 284 on the Plan of Bradford Hills, Section 11, of record in Book 7900, Page 6 and amended Book 7900, Page 496, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Tract 2
Land in Davidson County, TN, being Lots Nos. 464, 473, 484 and 527 on the Plan of Bradford Hills, Section 13, of record in Book 7900, Page 6 and amended in Book 7900, Page 661, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Part of the same property conveyed to Gillespie Meadows, Inc. by deed from C.A. Gillespie, III et ux, Beverly M. Gillespie, Elizabeth Tubbs Gillespie, unnmarried, and Evelyn Gillespie Hyde Bennett et vir, Alfred J. Bennett, of record in Book 7964, Page 770, said Register's Office and further conveyed to J & Y, L.P., a TN limited partnership by quit claim deed of record in Book 9259, Page 512 as to Lot No. 284 and being part of the same property conveyed to J & Y, L.P., a TN limited partnership by deed from Gillespie Meadows, Inc. of record in Book 8924, Page 881, said Register's Office as to Lot 249 and Tract 2.

unimproved (X)
This is improved ( ) property, known as Bradford Hills Subdivision, Nashville, TN 37211
(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 my hand this 16th day of February 19 94

J & Y, L.P., A TN LIMITED PARTNERSHIP
By: Paul E. Johnson
Paul E. Johnson, General Partner

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING, OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF

BOOK 9259 PAGE 515

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_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Paul E. Johnson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the General Partner and _____ respectively of the J & Y, L.P. the within named bargainor, and corporation, and that he as such General Partner and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Paul E. Johnson as such General Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 16th day of February 19 94.

My commission expires June 28, 1995

_____
Notary Public

21312

IDENTIFICATION REFERENCE

94 FEB 25 PM 1:50

COUNTY REGISTER

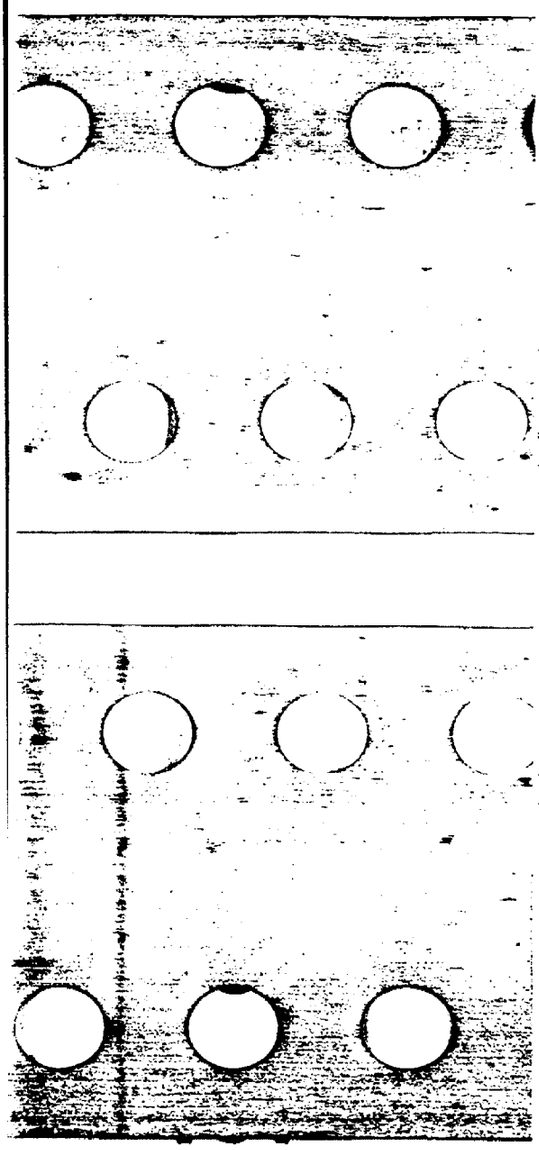
9431 02/25 0101 03CHECK

562.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9259 PAGE 516

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
				CAMT
				155000.00
				CON TX 573.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 582.50
				CHECK 582.50
02/25/94	01			13:59 0001 9431

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21312

IDENTIFICATION

FILED 25 PM 1:59

No. 760310