9266

BOOK 9266 PAGE 621

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,275.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 94

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Trentham, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Malcolm Ault (NAME)	Mortgage Service America Co. (NAME)	172-112-0-
2504 Call Hill Road (ADDRESS)	1650 Tysons Boulevard (ADDRESS)	B278.00CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	McLean, VA 22102 (CITY) (STATE) (ZIP)	

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, Yazdian Construction, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Malcolm Ault and wife, Margie Lou Ault

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, TN, being Lot No. 167 on the Plan of Bradford Hills, Section Twelve, of record in Book 7900, Page 6; Amended in Book 7900, Page 581, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Yadian Construciton, Inc. by deed from J&Y, L.P., a Tennessee Limited Partnership of record in Book 9069, Page 680, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 8069, Page 170; Book 9055, Page 826; re-recorded in Book 9058, Page 989; By-laws in Book 8071, Page 531; Charter in Book 8071, Page 520; Open Space conveyed in Book 8154, Page 304; Deeds in Book 8377, Page 769; Book 8377, Page 808, and all matters shown on the Plan of Record.

94 MAR -3 PM 1:34
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

23445
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 2504 Call Hill Road, 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 28th day of February 19 94

Yazdian Construction, Inc.
By:
Fred Yazdian, President

ISS 2755-2 3/91

STATE OF TENNESSEE
COUNTY OF

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 Fred Yazdian and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Yazdian Construction, Inc. the within named bargainor, and corporation, and that he as such President 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 Fred Yazdian as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 28th day of February 19 94.

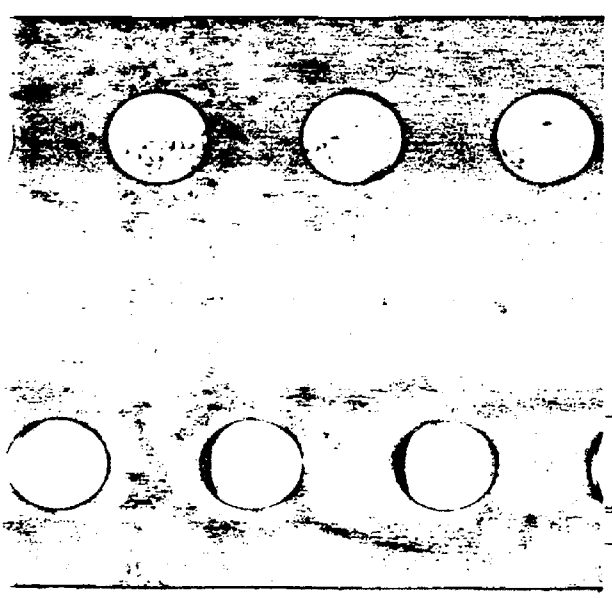
My commission expires June 28, 1995

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

7:17 93/03 2101 03CHECK

517.01



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

RECEIVED OF _____

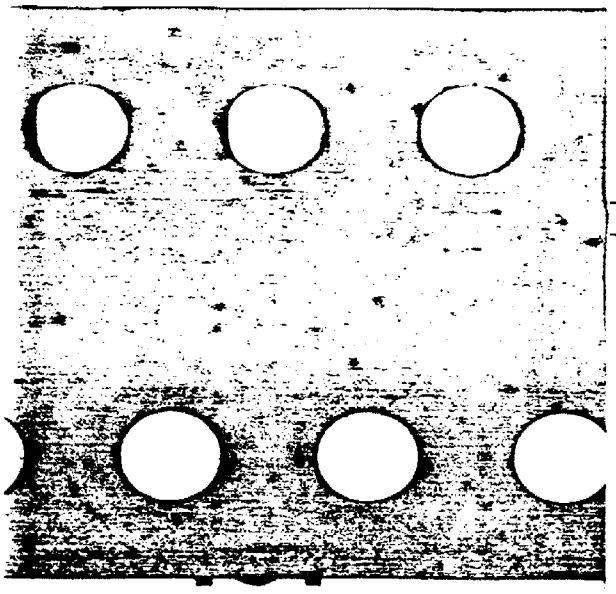
FOR _____

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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

CAMT 1372.75



ERR CO
CAMT 1372.75-
CAMT 137275.00
CON TX 508.01
PRFEE 1.00
WDEED 8.00
TOTAL 517.01
CHECK 517.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/03/94 01 13:35 0001 7107

2345
IDENTIFICATION

94 MAR -3 PM 1:34
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 762531