48
Realty

WARRANTY DEED

BOOK 9313 PAGE 964

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF April 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
Yazdian Construction Company (NAME)		119-05-134
808 Harpeth Trace Place (ADDRESS)	(NAME) (ADDRESS)	119-05-135
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(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, Daniel T. Leech and wife, Sara B. Leech

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

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 I

Being the northerly 50 feet of the large unnumbered lot on the revised and corrected plan of Thompson and Ring's Subdivision of Edenwold Park, as of record in Book 332, Page 29, Register's Office for said County, and being more particularly described as follows:

Beginning on the westerly margin of Marshall Avenue at the southeast corner of Lot No. 65 on said Plan; and running thence in a southwesterly direction with the southerly margin of Lot No. 65, 208 feet to a point; thence westerly continuing with the southerly margin of Lot No. 65, 72 feet to the easterly margin of an alley; thence southwardly with the eastwardly margin of said alley 50 feet to a point; thence easterly and parallel with southerly margin of Lot No. 65, 82.8 feet to a point; thence in a northerly direction parallel with the southerly margin of Lot No. 65, 218 feet to the westerly margin of said Marshall Avenue; thence northwardly with the westerly margin of said Marshall Avenue, 50 feet to the point of beginning.

Tract II

Being the southerly 50 feet of the northerly 100 feet of a large unnumbered lot on the Revised and corrected Plan of Thompson and Ring's subdivision of Edenwold Park, as of record in Book 332, Page 29, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the westerly margin of Marshall Avenue, at a point 50 feet

CONTINUED

unimproved (X)
This is improved ( ) property, known as 2627 & 2629 Grandview Avenue, Nashville, TN
(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 14th day of April 19 94

Daniel T. Leech

Sara B. Leech

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel T. Leech and wife, Sara B. Leech

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 14th day of April, 19 94

Commission expires June 28, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ 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

39691

IDENTIFICATION REFERENCE

94 APR 15 PM 12:22

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

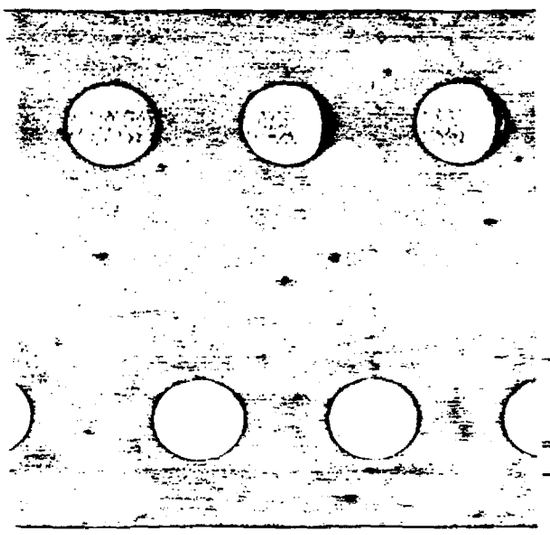
southwardly from the southeast corner of Lot No. 65 in said Plan; and running thence in a southwesterly direction parallel with the southerly margin of Lot No. 65, 218 feet to a point; thence westwardly parallel with the southerly margin of Lot No. 65, 82 feet 8 inches to the easterly margin of an alley; thence southwardly with the easterly margin of said alley 50 feet to a point; thence eastwardly parallel with the southerly margin of Lot No. 65, 93 feet 6 inches to a point; thence in northeasterly direction parallel with the southerly margin of Lot No. 65, 228 feet 3 inches to the westerly margin of Marshall Avenue; thence northerly with the westerly margin of Marshall Avenue, 50 feet to the point of beginning.

Being the same property conveyed to Daniel T. Leech by deed from James E. Dunn and wife, Margaret R. Dunn, of record in Book 332, Page 29, said Register's Office.

All matters shown on the Plan of Record in Book 332, Page 29, said Register's Office.

The said Sara B. Leech hereby joins in this conveyance to convey any and all rights she may have by virtue of her marriage to the said Daniel T. Leech.

[illegible] 04/25 0101 03CHECK 364.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9313 PAGE 967

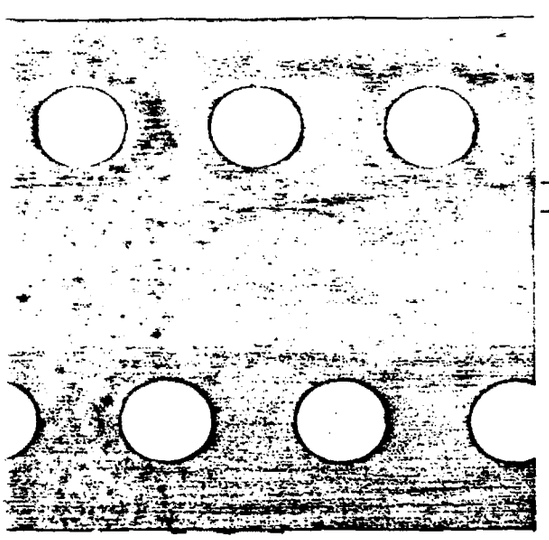
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	95000.00
CON TX	351.50
PRFEE	1.00
WDEED	12.00
TOTAL	364.50
CHECK	364.50

[illegible] 21 12:24 0001 4715

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



39691

IDENTIF. & REFERENCE

94 APR 15 PM 12:22

FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

No. 779905