BOOK 9395 PAGE 273

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 19 94

Notary Public

MY COMMISSION EXPIRES: ~~November 19, 1994~~ (AFFIX SEAL) 6-28-95

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**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: New Owner | MAP-PARCEL NUMBERS |
|---|---|---|
| Yazdian Construction, Inc. (NAME) | Mortgagee: NationsBank of Tennesseee, N.A. (NAME) | 172-12-B-300.00CO |
| 808 Harpeth Trace Place ~~Bradford Hills Subdivision~~ (ADDRESS) | 750 Old Hickory Blvd., Suite 254 (ADDRESS) | 172-12-B-305.00CO<br>172-12-B-304.00CO<br>172-12-B-342.00CO |
| Nashville, TN ~~37211~~ 37221 (CITY) (STATE) (ZIP) | Brentwood, TN 37027 (CITY) (STATE) (ZIP) | 172-12-B-337.00CO<br>172-12-B-334.00CO |

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. 221, 223, 228 & 231 on the Plan of Bradford Hills, Section Fourteen, of record in Book 7900, Page 6 and amended in Book 7900, Page 739, 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. 478 and 483 on the Plan of Bradford Hills, Section Thirteen, of record in Book 7900, Page 6 as amended in Book 7900, Page 661, 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 J & Y, P.L., A TN LIMITED PARTNERSHIP by deed from Gillespie Meadows, Inc. of record in Book 8924, Page 881, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 8069, Page 170 and Book 9384, Page 190 (Section 14) and Book 9227, Page 69 (Section 13) ; By-Laws in Book 8071, Page 531; Charter in Book 8071, Page 520; Deed in Book 8154, Page 304, in Book 8377, Page 769 and Book 8377, Page 808, and all matters shown on the Plans of Record.

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 29th day of June, 19 94

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

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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 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 29th day of June 19 94.

My commission expires ~~November 19, 1994~~ 6-28-95

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

66996

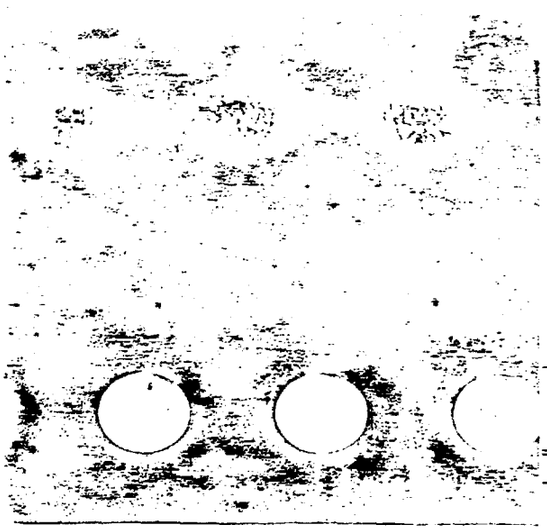
94 JUL -1 PM 1:37

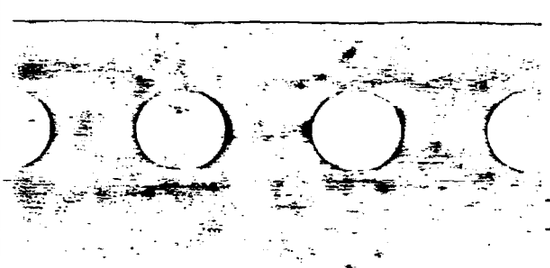
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

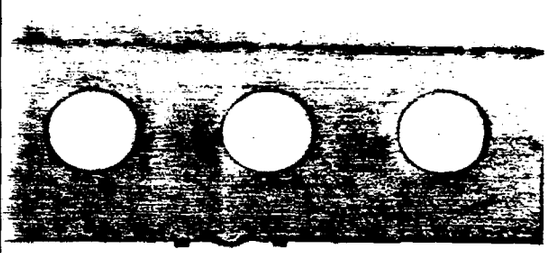
IDENTIF. & REFERENCE

2584 07/01 01:01 03CHECK

619.50







**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9395 PAGE 275

| | | |
|---|---|---|
| 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
165000.00
CON TX 610.50
PRFEE 1.00
~~TOTAL 611.50~~
~~CHECK 8.00~~
~~DUE 603.50~~

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

66996
IDENTIFICATION REFERENCE

94 JUL -1 PM 1:37
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

WDEED 8.00
~~TOTAL 8.00~~
~~CHECK 8.00~~
07/01/94 01 13:39 0001 2584
2584 07/01 0101 ~~03CHECK 8.00~~

Total 619.50

**No. 809240**