BOOK 9535 PG 344

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,590.00

Affiant

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

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Trentham, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelvin M. Ault (NAME)	Mortgage Service America Co. (NAME)	172-12-0-B
3028 Cody Hill Road (ADDRESS)	1650 Tysons Boulevard (ADDRESS)	342.00CO
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 Kelvin M. Ault and wife, Sheryl C. 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. 223 on the Plan of Bradford Hills, Section Fourteen, of record in Plat 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.

Being part of the same property conveyed to Yazdian Construction, Inc. by deed from J & Y, L.P., a Tennessee Limited Partnership, of record in Book 9395, Page 273, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 8069, Page 170, Book 9384, page 290, Charter in Book 8071, page 520, Open Space in Book 8154, page 304 and Deeds of Conveyance in Book 8377, page 769 and Book 8377, page 808, and all matters shown on the Plan of Record.

13742

IDENTIFICATION REFERENCE

DEC-1 PM 3:53

9219 12/01 0101 03CHECK 536.62

unimproved ( )
This is improved (X) property, known as 3028 Cody 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 November 19 94

Yazdian Construction, Inc.
By:
Fred Yazdian, President

BOOK 9535 PG 345

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

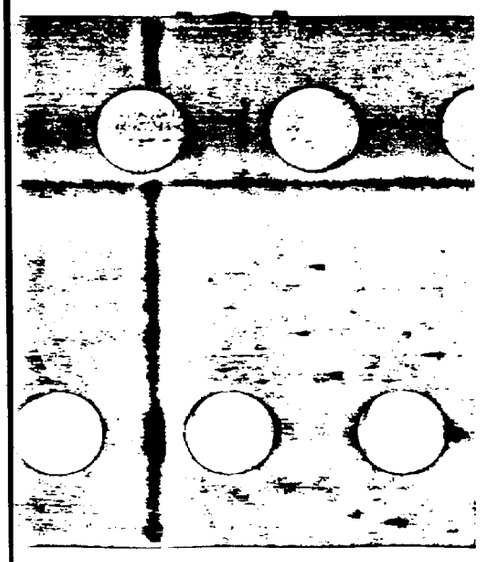
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 November 19 94.

My commission expires June 28, 1995

_____
Notary Public



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

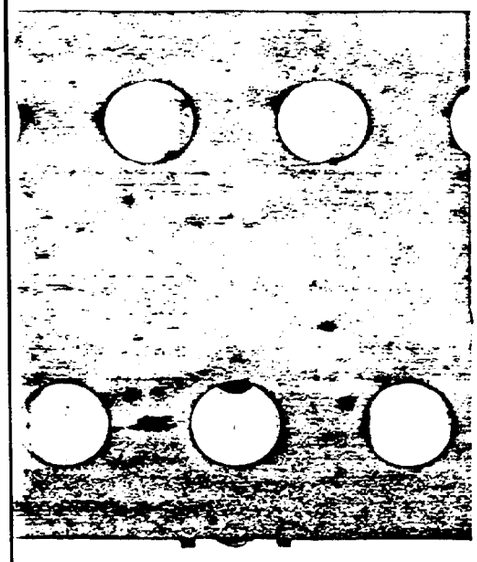
RECEIVED OF _____

FOR _____

BOOK 9535 PG 346

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 142590.00
CON TX 527.62
PRFEE 1.00
WDEED 8.00
TOTAL 536.62
CHECK 536.62

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9219

13742
IDENTIFICATION REFERENCE

DEC -1 PM 3:53

REGISTER
DAVIDSON COUNTY, TN.

No. 859236