48

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March 19 95

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yazdian Construction, Inc. (NAME)	First Union National Bank (NAME)	172-12-B-167.00
808 Harpeth Trace Place (ADDRESS)	150 Fourth Avenue North (ADDRESS)	172-12-B-170.00
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	172-12-B-171.00

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:

Land in Davidson County, TN, being Lots Nos. 104, 107 & 108 on the Plan of Section Sixteen, Bradford Hills, of record in Book 7900, Page 6 and Book 7900, Page 908, 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, L.P., A TN LIMITED PARTNERSHIP by deed from Gillespie Meadows, Inc. of record in Book 8924, Page 881, Register's Office for Davidson County, TN.

This description was prepared from the plat of record as provided above, prepared by James W. Clark, Licence No. 1445, Anderson-Delk & Associates, Inc., 618 Grassmere Park Drive, Suite 4, Nashville, TN 37211.

Subject to restrictions of record in Book 8069, Page 170 and Book 9607, Page 330; By-laws in Book 8071, Page 531; Charter in Book 8071, Page 520; Open Space in Book 8154, Page 304; Deeds of Conveyance in Book 8377, Page 769 and Book 8377, Page 808, and all matters shown on the Plan of Record.

FILED FOR RECORD AND RECORDED IN REGISTER DAVIDSON COUNTY, TN.
95 MAR 27 AM 11:19

45510

IDENTIF. & REFERENCE

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 25th day of March 19 95

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

Paul E. Johnson

STATE OF TENNESSEE

BOOK 9628PG184

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 25th day of March 19 95 .

My commission expires June 28, 1995

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

4212 03/27 0101 03CHECK 336.35

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

RECEIVED OF _____

FOR _____

BOOK 9628 PG 185

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	88500.00
CON TX	327.35
PRFEE	1.00
MOFEE	8.00
TOTAL	336.35
CHECK	336.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/27/95 01 11:20 0001 4212

45510
IDENTIF. & REFERENCE

95 MAR 27 AM 11:19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 893770