BK 9635 PG 79

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Randy Kloke	New Owner	
2209 Dortch Avenue		Map 119-010
Nashville, TN 37210		Parcel 107.00

This instrument prepared by: Robert J. Notestine III Attorney
104 Woodmont Blvd., Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Bruce Yazdian and wife, Giti Yazdian (The "Grantor's") have bargained and sold, and by these presents do transfer and convey unto Randy Kloke, married (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 201 on the Map of Overhill City and W. H. Fox's Subdivision of Blocks 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries, as of record in Book 332, page 21, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 201 fronts 50 feet on the Easterly side of Dortch Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Bruce Yazdian and wife, Giti Yazdian by Installment Deed from Harold Bond and wife, Mildred Bond of record in Book 7234, page 297, said Register's Office for Davidson County, Tennessee.

The description is the same as was used in the last deed record.

This conveyance is subject to taxes for the year 1995 and subsequent years, easements and restrictive covenants of record.

This is unimproved property commonly known as 2212 Dortch Avenue, Nashville, TN 37210.

MTG 04/03 0101 03D-REC 120.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $30,000.00.

Affiant

Subscribed and sworn to before me this 31st day of March, 1995.

Notary Public

My Commission Expires January 21, 1998

17892

RECEIVED FOR REFERENCE

95 APR -3 PM 1:53

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor's do covenant with the said Grantee that Grantor's are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor's do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor's have caused this Deed to be executed this 31st day of March, 1995.

Bruce Yazdian

Giti Yazdian

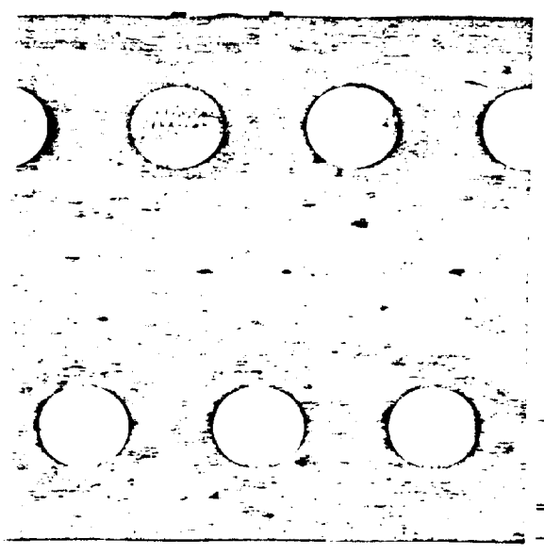
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for County and State aforesaid, personally appeared, Bruce Yazdian and wife, Giti Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of March, 1995.

Notary Public

My Commission Expires: Jan 24, 1998



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

RECEIVED OF _____

FOR _____

BOOK 9635 PG 81

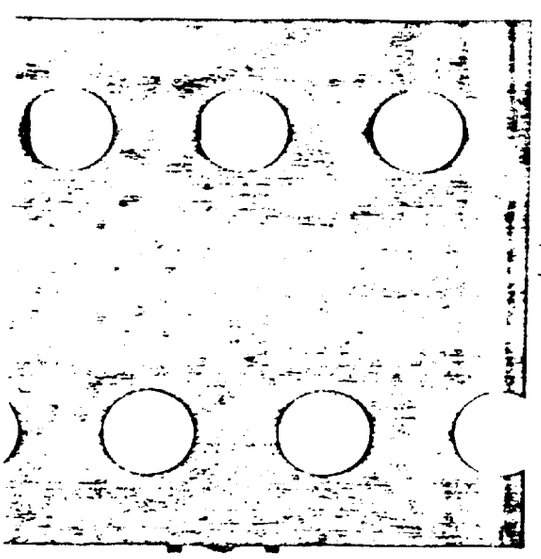
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	30000.00
CON TX	111.00
PRFEE	1.00
MDEED	8.00
TOTAL	120.00
CHECK	120.00

04/03/95 01 13:57 0001 6858

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



47892

IDENTIFICATION REFERENCE

95 APR -3 PM 1:58

REGISTER
DAVIDSON CO., TN.

No. 896388