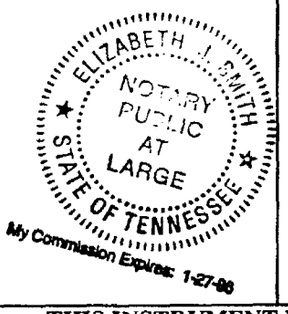
BOOK 9897 PG 806

Realty 48

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 151,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES: January 27, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd D. Graddy (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	172-12-0-A
517 Bradford Hills Place (ADDRESS)	201 Fourth Avenue North (ADDRESS)	170.00CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37244 (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 Todd D. Graddy and wife, Melinda J. Graddy

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. 107 on the Plan of Bradford Hills, Section Sixteen, of record in Book 7900, Page 6; Amended in 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 Yazdian Construcion, Inc. by deed from J&Y, L.P., a Tennessee Limited Partnership of record in Book 9628, Page 183, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 8069, Page 170; Book 9607, Page 330; By-laws in Book 8071, Page 531; Charter in Book 8071, Page 520; Open Space conveyed in Book 8154, Page 304 and Book 9779, Page 672; Deeds in Book 8377, Page 769; Book 8377, Page 808; Agreement for dedication of drainage easement in Book 9640, page 797, and all matters shown on the Plan of Record.

IDENTIF. ↑ REFERENCE 0134812

95 DEC 22 PM 2:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1307 12/22 0101 03CHECK 571.03

unimproved ( )
This is improved (X) property, known as 517 Bradford Hills Place, 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 22nd day of December 19 95

Yazdian Construction, Inc.
By:
Fred Yazdian, President

STATE OF TENNESSEE
COUNTY OF

BOOK 9897 PG 807

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

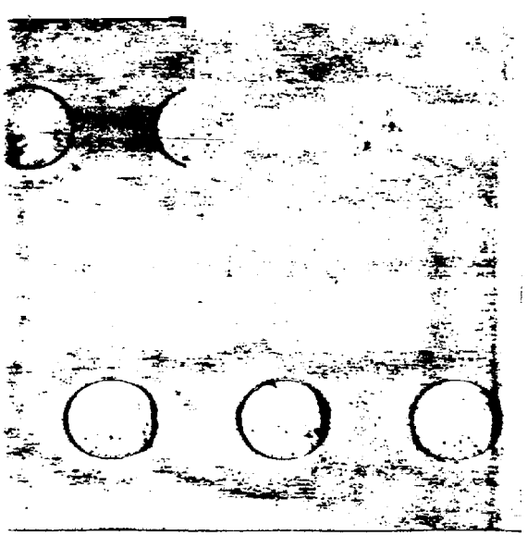
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Fred Yazdian and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Yazdian Construction, Inc. the within 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 _____.

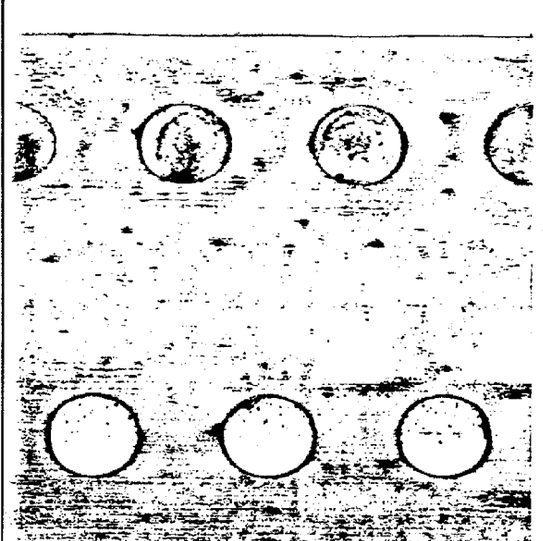
Witness my hand and official seal at office at Brentwood, TN on this the 22nd day of December 19 95.

My commission expires January 27, 1996

_____
Notary Public

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires: 1-27-96





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

RECEIVED OF _____

FOR _____

BOOK 9897 PG 808

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
151700.00
CON TX 562.03
PRFEE 1.00
WDEED 8.00
TOTAL 571.03
CHECK 571.03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/22/95 01 14:22 0001 1307

0134812
IDENTIF. ← REFERENCE

95 DEC 22 PM 2:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 989709