WARRANTY DEED

BOOK 9983 PG 237

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,000.00

Ralph H Houston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: July 17 1998
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RALPH H. HOUSTON	SOUTHEASTERN MORTGAGE OF TN	MAP 173-04-0-A
(NAME)	(NAME)	
5113 West Oak Highland	565 Marriott Drive, Suite 250	PARCEL 119.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37115	
(CITY) (STATE) (ZIP)	(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 RALPH H. HOUSTON AND WIFE, BETTY R. JONES

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, Tennessee, being Lot No. 119 on the Plan of Oak Highlands Subdivision, Phase I, a Planned Unit Development, as of record in Book 6900, Pages 431 thru 435, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Yazdian Construction, Inc., by Quitclaim Deed from Fred Yazdian, of record in Book 9111, Page 501, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenant, Conditions and Restrictions of Oak Highlands, of record in Book 7350, Page 24, and re-recorded in Book 7367, Page 587, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

9938 03/19 0101 03CHECK 645.40

unimproved ( )
This is improved (X) property, known as 5113 West Oak Highland, Antioch, TN 37013
(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 14th day of March 19 96

YAZDIAN CONSTRUCTION, INC.

By: _____

Fred Yazdian, President

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 DAVIDSON

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 14th day of March 1996.

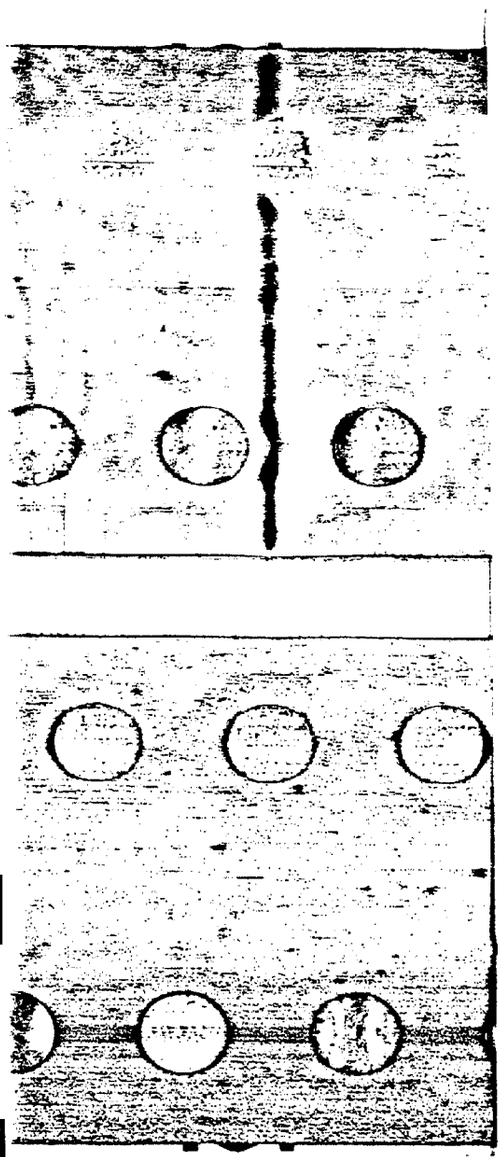
My commission expires July 12, 1999

Ruth M. Foran
Notary Public

RUTH M. FORAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0161497
IDENTIF. & REFERENCE

96 MAR 19 AM 11:12
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 9983 PG 239

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 172000.00
CON TX 636.40
PRFEE 1.00
WDEED 8.00
TOTAL 645.40
CHECK 645.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/19/96 01 11:17 0001 9938

0161497
IDENTIF. ◆ REFERENCE

96 MAR 19 AM 11:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1017991