BOOK 10102 PG 941

Realty 48

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 160,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(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 |
|---|---|---|
| Charles H. Adams, Jr. (NAME) | Chase Manhattan Mortgage (NAME) | 172-15-0-A |
| 151 Holt Hills Road (ADDRESS) | 343 Thornall Street (ADDRESS) | 079.00CO |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Edison, NJ 08837 (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 Charles H. Adams, Jr. and wife, Kristina M. Adams and Charles H. Adams, Sr. , as tenants in common with the right of survivorship

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. 117 on the Plan of Holt Woods, Section Six, of record in Plat Book 9700, Page 11, 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 Hurley-Y, L.P., a TN Limited Partnership, of record in Book 9823, Page 607, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 9570, Page 22, Book 9745, page 43, By-Laws in Book 9570, page 13, Agreement in Book 5707, page 706 as amended in Book 5720, page 183, Easement for right of way of Holt Hills Road lying within boundaries of premises, all matters shown on plan of P.U.D. boundary addition to Bradford Hills in Plat Book 7900, page 668 and Charter in Book 9570, page 5, and all matters shown on the Plan of Record.

0197987

IDENTIFICATION REFERENCE

95 JUN 28 PM 2:50

REGISTER
DAVIDSON CO. TN.

9143 06/28 0101 03CHECK 611.73

unimproved ( )
This is improved ( X ) property, known as 151 Holt Hills 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 27th day of June 19 96

Yazdian Construction, Inc.
By:
Fred Yazdian, President

BOOK 10102 PG 942

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

_____

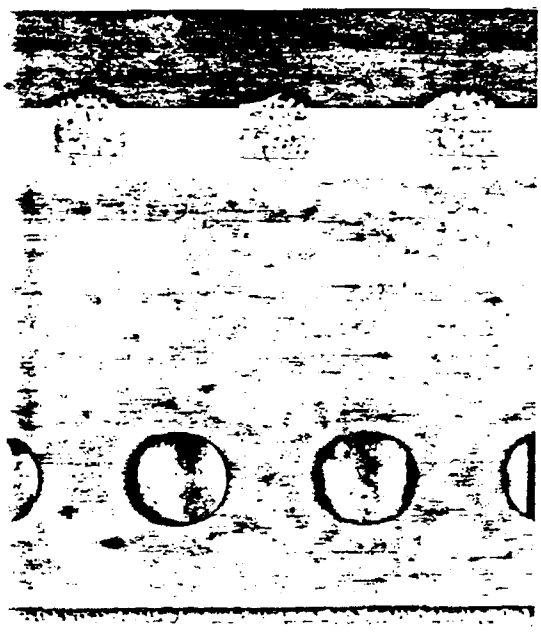
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 27th day of June 19 96 .

My commission expires May 16, 1999 _____

Notary Public



**OFFICIAL RECEIPT**

**FELIX Z WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE TENNESSEE**

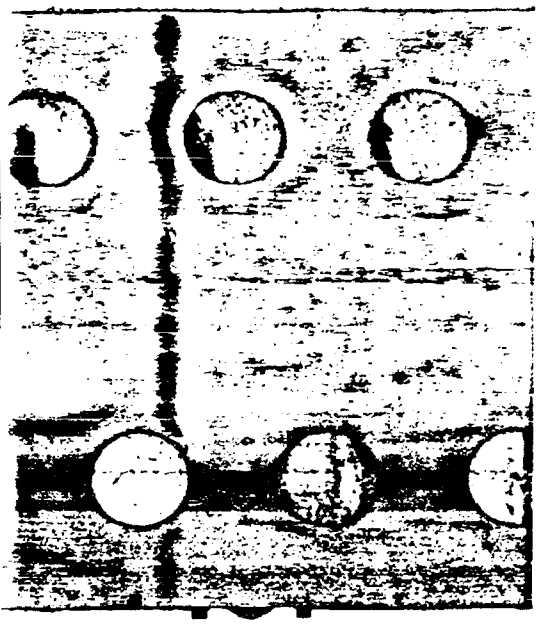
**RECEIVED OF** _____

**FOR** _____

BOOK 10102 PG 943

| | | |
|---|---|---|
| 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
162900.00
CON TX 602.73
PRFEE 1.00
WDEED 8.00
TOTAL 611.73
CHECK 611.73

06/28/96 01 14:56 0001 9142

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0197987
IDENTIF. # REFERENCE

96 JUN 28 PM 2:50

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

**No.** 1056890