Realty
48

WARRANTY DEED

STATE OF TENNESSEE BOOK 10308 PG 532
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 181,693.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 19 96

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TEXAS

My Commission Expires: 6-16-99 MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell and Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy H. Wartenberg (NAME)	Southeastern Mortgage of (NAME)	172-15-O-A 130
3909 Bryce Road (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37210 (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 Timothy H. Wartenberg and wife, Gerry F. Wartenberg

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. 125 on the Plan of Holt Woods, Section Nine, of record in Plat Book 9700, Page 164, 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 ~~Clarage Builders, Inc.~~ Yazdian construction, Inc. by deed from Hurley-Y, L.P., a TN Limited Partnership, of record in Book 10162, Page 809, 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 9570, Page 22 and Book 10062, Page 821; By-Laws in Book 9570, Page 13; Charter in Book 9570, page 5, and all matters shown on the plan of PUD Boundry Addition in Book 7900, Page 668, and all matters shown on the Plan of Record.

0260948
IDENTIFICATION REFERENCE

97 JAN -2 PM 12:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1402 01/02 0101 03CHECK 681.27

unimproved ( )
This is improved (X) property, known as 3909 Bryce 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 30th day of December, 19 96

Yazdian Construction, Inc.
By:
Fred Yazdian, President

BOOK 10303 PG 533

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 _____.

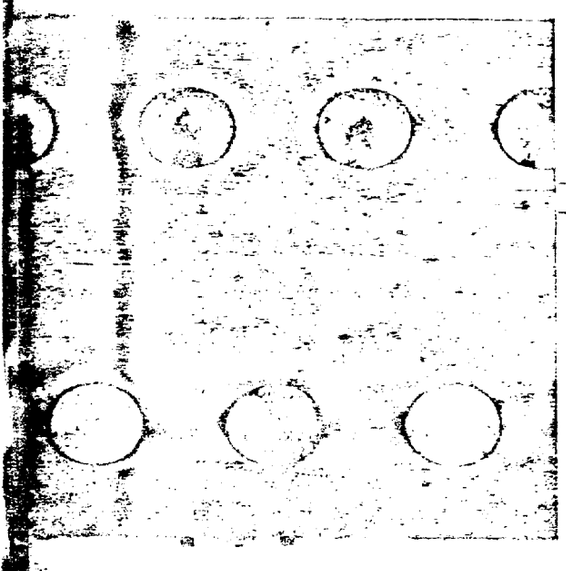
Witness my hand and official seal at office at Brentwood, TN on this the 30th day of December 19 96 .

My commission expires May 16, 1999

_____
Notary Public

My Commission Expires 5-15-99





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

10308 534

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
			CONT	0.00
				CONT
				181693.00
				CO TX 672.27
				PRFEE 1.00
				MTGFEE 8.00
				TOTAL 681.27
			CONT	CHECK 681.27
			01/02/97 01	12:16 0001 1402

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260948

IDENTIFYING REFERENCE

97 JAN -2 PM 12:15

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

No. 1103949