FILE NO. 35346
FILE BOX ","

BOOK 10399 PG 656

~~WARRANTY DEED~~

Quitclaim Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 1997

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SEACREST TRADING CORP.	S A M E	158-4-A-56
(NAME)	(NAME)	158-4-A-55
57 Annadale		
(ADDRESS)	(ADDRESS)	FH 26008/FH 26007
Nashville, TN 37215		
(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, TRISTAR BUILDERS, INC.

~~HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD~~ QUITCLAIMED ITS INTEREST AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SEACREST TRADING CORPORATION

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:

TRACT 1:
LAND in Davidson County, Tennessee, being Lot No. 27 on the Plan of Otter Wood, Section Two, of record in Book 6900, pages 458 through 462, and revised in Book 6900, pages 598 through 602; and in Book 8250, Page 631, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT 2:
LAND in Davidson County, Tennessee, being Lot No. 28 on the Plan of Otter Wood, Section Two, of record in Book 6900, pages 458 through 462, and revised in Book 6900, pages 598 through 602; and in Book 8250; and in Book 8250, Page 631, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to TriStar Builders, Inc. by deed from Reza Aliabadi Hagh and wife, Simi Kholghi of record in Book 9724, Page 57 (Tract One) and Book 9724, Page 68 (Tract 2), Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

3900 04/01 0101 07 [illegible]

unimproved ( )
This is improved (X) property, known as 57 Annadale, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

[illegible] all genders.

Witness my hand this 27th day of March 19 97

~~Seacrest Trading Corporation~~ TRISTAR BUILDERS, INC.

By: Robert G. Frey - Pres

BOOK 10399 PG 657

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 ROBERT S. IVEY and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the PRES./PRES. and _____ respectively of the TITAN BUILDERS, 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 ROBERT S. IVEY as such PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 27th day of March 1997 .

My commission expires 11/28/98 _____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0289396
IDENTIF. & REFERENCE

97 APR -1 PM 3:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.