Realty 48

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON BOOK 10421 PG 954
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,435.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April 19 97

Notary Public

My Commission Expires: 5-16-99

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 |
|---|---|---|
| G. Dean Spalding, Jr. (NAME) | Norwest Mortgage, Inc. (NAME) | 183-15-0-A |
| 920 Colo Cove (ADDRESS) | 405 SW Fifth Street (ADDRESS) | 075.00 |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Des Moines, IA 55309 (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 G. Dean Spalding, Jr. and Tracy R. Graham 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. 409 on the Plan of October Woods, Phase One, Section Three, of record in Plat Book 7900, Page 909 and amended in Book 9700, pages 229 and 230, 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 October Woods, L.P., of record in Book 10261, Page 317, Register's Office for Davidson County, TN.

Subject to declaration of restrictive covenants of record in Book 9840, Page 276, Book 10181, page 986, By-Laws in Book 9840, page 267, Easement in Book 8443, page 75, Agreement in Book 9771, page 560 and Book 10010, page 50, Restrictions in Book 5047, page 661 and Book 5047, page 656 and Charter in Book 9840, page 259, and all matters shown on the Plan of Record.

97 APR 18 PM 2:05
FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0295877

unimproved ( )
This is improved ( X ) property, known as 920 Colo Cove, 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 17th day of April 19 97

Yazdian Construction, Inc.
By:
Fred Yazdian, President

STATE OF TENNESSEE
COUNTY OF

BOOK 10421 PG 955

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 17th day of April 19 97.

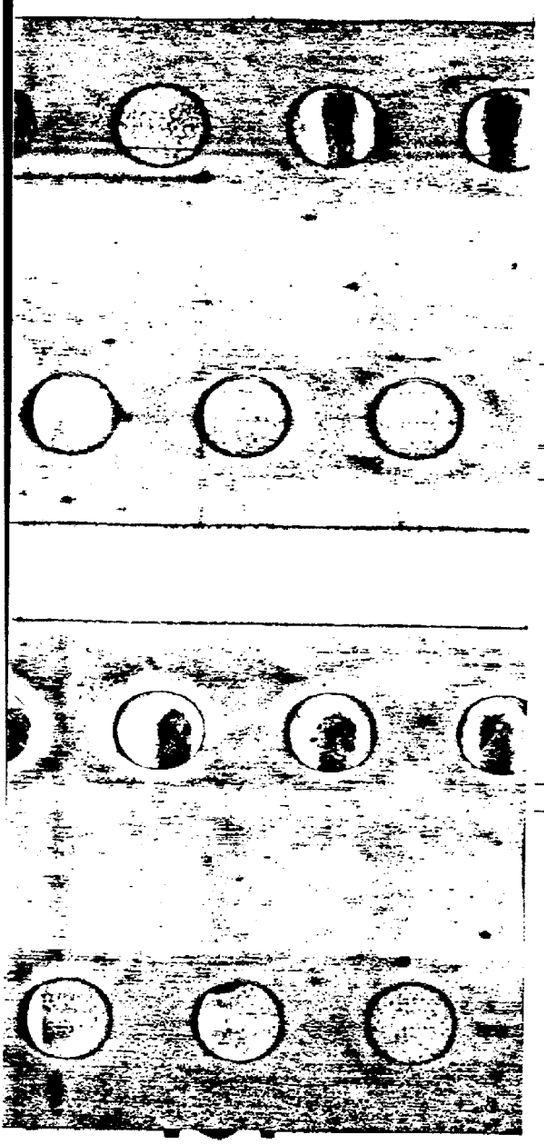
My commission expires May 16, 1999

_____
Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires 6-16-2

1103 04/18 0101 03CHECK 513-81



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

RECEIVED OF _____

FOR _____

BOOK 10421 PG 956

| | | |
|---|---|---|
| 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
136435.00
MOR TX 504.81
ERR CO
MOR TX 504.81-
CON TX 504.81
PRFEE 1.00
WDEED 8.00
TOTAL 513.81

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 513.81

04/18/97 01 14:07 0001 1103

0295877
IDENTIF. & REFERENCE

97 APR 18 PM 2:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1141246