BOOK 10434 PG 765

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Bruce B. Yazdian, Giti A. Yazdian,
and Fred Yazdian
213 Vaughns Gap Road
Nashville, TN 37205

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 118-11
PARCEL 42.00
BH-03795

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Evelyn L. Smith as to her life estate, and Kenneth Alan Smith, and Debora Lynn Smith, all devisees of the Will of Jesse W. Smith, deceased, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bruce B. Yazdian and wife, Giti A. Yazdian, as to a 75% undivided interest, and Fred Yazdian, as to a 25% undivided interest, 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:

BEING Lot No. 3, Block "C" on the Map of Berry Hill Gardens, of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property vested in Jesse W. Smith, by Divorce Decree of the Fourth Circuit Court of Davidson County, Tennessee, #91893, by Sarah Gwendolyn Smith of record in Book 5556, Page 795, Register's Office for Davidson County, Tennessee. The said Jesse W. Smith having since died. By Last Will and Testament, Probate No. 95P1568, filed 9/21/95, the property is vested in Evelyn L. Smith, as to a life estate, Kenneth Allen Smith and Deborah Lynn Smith.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 1130, Page 36, said Register's Office.

Taxes for 1997 have been pro-rated and assumed by Grantee(s).

Kenneth Alan Smith, Kenneth Allen Smith and Kenneth Smith is one and the same person.

This is improved property known as 2834 Azalea Place, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bruce B. Yazdian and wife, Giti A. Yazdian, and Fred Yazdian, married, their heirs and assigns, forever; and we, Evelyn L. Smith, Kenneth Alan Smith, and Debora Lynn Smith, devisees of the Will of Jesse W. Smith, 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29th day of April, 1997.

Evelyn L. Smith

Kenneth Alan Smith

Debora Lynn Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Evelyn L. Smith, Kenneth Alan Smith, and Debora Lynn Smith, devisees the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of April, 1997.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 138,000.00.

AFFIANT

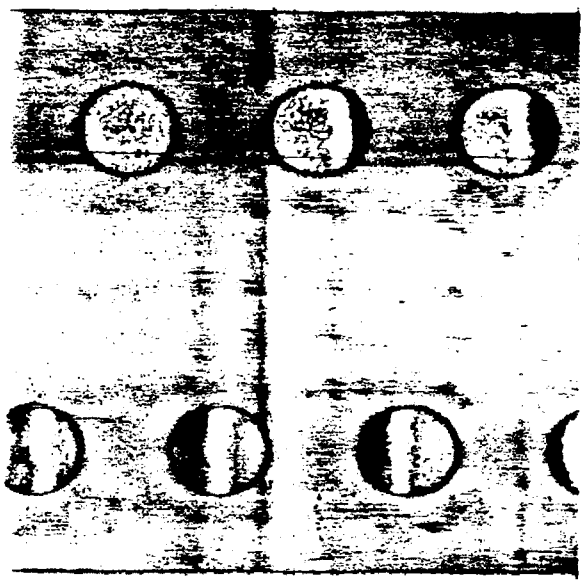
Subscribed and sworn to before me this 29th day of April, 1997.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

0299515
IDENTIF. & REFERENCE

97 APR 30 PM 12:39
FELIX A. LIEBERMAN REGISTER
DAVIDSON COUNTY, TN.

5154 04/30 0101 02CHECK 519.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

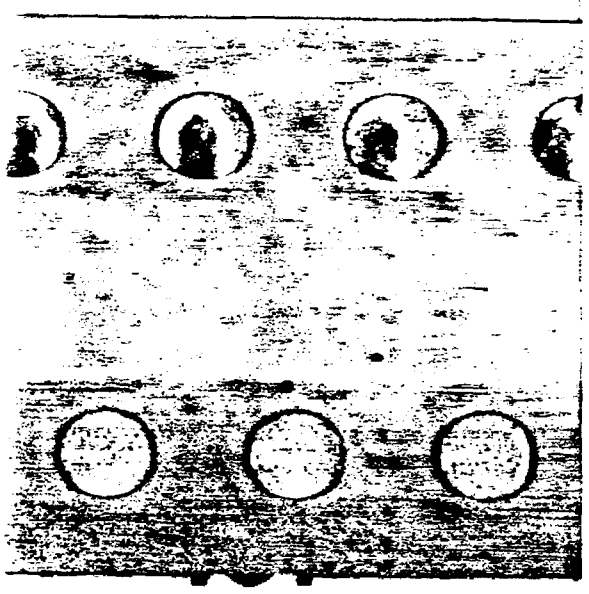
RECEIVED OF _____

FOR _____

BOOK 10434 PG 767

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 138000.00

CON TX	510.60
PRFEE	1.00
WDEED	8.00
TOTAL	519.60
CHECK	519.60

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK 0001 5154

0299515

IDENTIF. ✦ REFERENCE

97 APR 30 PM 12:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1145248