PAGE 10764PG636
BK/10764Pg636

48
Read

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

TERESA L BOARD NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.
My Commission Expires: 5-16-99

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
Parviz Youssefi (NAME)	GE Capital Mortgage Services, (NAME)	150-02-231
3069 Brantley Drive (ADDRESS)	4680 Hallmark Parkway (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	San Bernardino, CA 92407 (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, William Patrick Williams and wife, Donna Lynn Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Parviz Youssefi and wife, DeAnne C. Youssefi

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. 175 on the Revised Plan of Lots 173-176 and Reserved Parcel 229, Harborgate, Sec. 2, of record in Plat Book 6250, Page 33 and Revised in Book 6200, Page 509, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Patrick Williams and wife, Donna Lynn Williams by deed from Bailey Mortgage Company, Inc. of record in Book 7912, Page 395, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 6366, Page 494, Easements in Book 5300, page 909, Book 5904, page 79, Book 2875, page 299 with partial release of same in Book 4438, page 703 and Deeds in Book 7382, page 800 and Book 7382, page 823, and all matters shown on the Plan of Record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a deed of trust to Bailey Mortgage Company of record in Book 7912, page 398, assigned in Book 8206, page 266, Book 8886, page 503 and Book 9802, page 533, said Register's Office, and also the agreement that the escrow account held in connection with the aforesaid deed of trust is hereby transferred to said grantees.

unimpmved ( )
This is improved (X) property, known as 3069 Brantley Drive, 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 our hand s this 21st day of January 19 98

William Patrick Williams

Donna Lynn Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Patrick Williams and wife, Donna Lynn Williams

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 21st day of January, 19 98.

Commission expires May 16, 1999

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN My Commission Expires: 5-16-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

IDENTIF. & REFERENCE 0392243

98 JAN 22 AM 8:36

REGISTER'S OFFICE DAVIDSON COUNTY, TN.

4345 01/22 0101 03CHECK

374.19

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

RECEIVED OF _____

FOR _____

BOOK 10764 PG 638

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	98700.00
CON TX	365.19
PRFEE	1.00
WDEED	8.00
TOTAL	374.19
CHECK	374.19

01/22/98 01 08:41 0001 4345

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0392243
IDENTIF. & REFERENCE

98 JAN 22 AM 8:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 124496