Realty 48

WARRANTY DEED

BOOK 10779 PG 507

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,900.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 98

Notary Public

TERESA L. BE... NOTARY PUBLIC AT LARGE WILLIAMSON CO. TEN...
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
Geofrey A. Satterfield (NAME)	Franklin American Mortgage (NAME)	172-15-0-A
4008 Bryce Road (ADDRESS)	214 Overlook Court, Suite 150 (ADDRESS)	196.00CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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 Geofrey A. Satterfield and wife, Christa P. Satterfield

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. 144 on the Plan of Holt Woods, Section Eleven, of record in Plat Book 9700, Page 408, 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 Hurley-Y, L.P., of record in Book 10584, Page 272, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 9570, Page 22, Book 10469, page 57, By-Laws in Book 9570, page 13, Easement in Book 10316, page 585, all matters shown on plan of PUD boundary addition in Plat Book 7900, page 668 and Charter in Book 9570, page 5, and all matters shown on the Plan of Record.

IDENTIFICATION REFERENCE 0396551

98 FEB -3 AM 10:40

8931 02/03 0101 03CHECK 596.93

This is improved (X) unimproved ( ) property, known as 4008 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 29th day of January 19 98

Yazdian Construction, Inc.
By:
Karen Yazdian
Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF

BK/PG 10779/508

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 Karen Yazdian and _____ with whom I am personally acquainted and who upon ~~his~~ her oath(s) acknowledged ~~himself~~ herself to be the Secretary/Treasurer and _____ respectively of the Yazdian Construction, Inc. the within named bargainor, and corporation, and that she as such Secretary/Treasurer 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 Karen Yazdian as such Secretary/Treasurer, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 29th day of January 19 98 .

My commission expires May 16, 1999

_____
Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires: 5-16-99

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

RECEIVED OF _____

FOR _____

BK/PG 10779/PG 509

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
158900.00
CON TX 587.93
PRFEE 1.00
WDEED 8.00
TOTAL 596.93
CHECK 596.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/03/98 01 10:43 0001 8931

0396551
IDENTIFICATION REFERENCE

98 FEB -3 AM 10:40

DAVIDSON COUNTY, TN.

No. 1249495