BOOK 10939 PG 257

File in Box No. 19 B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

#98-4-15-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May 1998

Notary Public

MY COMMISSION EXPIRES: July 24, 199
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
PARVIZ YOUSSEFI (NAME)	CTX MORTGAGE COMPANY (NAME)	MAP 173-04-0-A
5133 West Oak Highland Dr. (ADDRESS)	P. O. Box 199000 (ADDRESS)	PARCEL 123CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dallas, TX 75219 (CITY) (STATE) (ZIP)	FB #05DX-00141

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., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PARVIZ YOUSSEFI AND WIFE, DEANNE CASSIDY 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, Tennessee, being Lot No. 124, on the Plan of Oak Highlands, Phase I, a Planned Unit Development, as of record in Plat Book 6900, Pages 432-435, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

BEING part of the same property conveyed to Yazdian Construction, Inc., a Tennessee Corporation, by Quitclaim deed from Pine Oaks Properties, L.L.P., a Tennessee Limited Liability Partnership, of record in Book 10732, Page 784, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Oak Highlands, of record in Book 7350, Page 24, and rerecorded and amended in Book 8765, Page 77, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

9735 05/20 0101 03CHECK 713.85

unimproved ( )
This is improved (X) property, known as 5133 West Oak Highland Dr., 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 15th day of May 1998

YAZDIAN CONSTRUCTION, INC., A TENNESSEE CORPORATION

By:

FRED YAZDIAN, PRESIDENT

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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 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 15th day of May 1998 .

My commission expires July 24, 1999

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Notary Public

0440198

IDENTIF. & REFERENCE

98 MAY 20 AM 10:49

DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
190500.00
CON TX 704.85
PRFEE 1.00
WDEED 8.00
TOTAL 713.85
CHECK 713.85
05/20/98 01 10:50 0001 9735

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0440198
IDENTIF. ↑ REFERENCE
98 MAY 20 AM 10:49
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1295717