Realty 48 A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July 19 98

Notary Public

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

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires: 5-16-99

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THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell and Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yazdian Construction Company (NAME)	NEW OWNERS - (NAME)	119-05-0 133.00
2625 Grandview Avenue (ADDRESS)	808 Harpeth Trace Place (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville TN 37221 (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, Beverly Ann Claxton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yazdian Construction Company, a TN General Partnership

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. 65 on the Map showing the re-subdivision of the Hughes Residence Lot and the re-subdivision of certain lots in Edenwold Park, of record in Book 421, Page 153, Register's Office for said County which is a re-subdivision of certain lots on the original plan of Edenwold Park and the Hughes Residence Lot as shown on the revised and corrected Plan of Edenwold Park, of record in Book 332, Page 29, Register's Office, and described as follows:
Beginning at a point in the westerly margin of Caldwell, formerly Marshall Avenue, the common corner of Lots Nos. 65 & 66; thence with the line between said lots westerly 198 feet to a point at a turn in said lot; continuing with the line between said lots and westerly 61.2 feet to an alley; thence with the margin of said alley southerly 50 feet to a point, the common corner of Lots Nos. 65 & "A" on the plan of record in Book 421, Page 153, said Register's Office, aforesaid; thence with the line between said lots southeasterly 72 feet to a point at a turn in said line, and continuing with said line easterly 208 feet to the westerly margin of Caldwell Avenue, then with the line of the same North 50 feet to the point of beginning.

Being the same property conveyed to James M. Claxton and wife, Beverly Ann Claxton by deed from Raymond H. Claxton of record in Book 8873, Page 628. Register's Office for Davidson County, TN, with the said Raymond H. Claxton holding a life estate in said property. The said Raymond H. Claxton and James M. Claxton both having since died, said property is now solely vested in Beverly Ann Claxton as the surviving tenant.

This description is the same used in the previous deed of record.
Subject to all matters shown on the Plan of Record in Book 421, Page 153, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2625 Grandview Avenue, 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 2nd day of July 19 98

Beverly Ann Claxton
Beverly Ann Claxton

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 Beverly Ann Claxton

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of July, 1998.

Commission expires May 16, 1999

Notary Public

TERESA L BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires: 5-16-99

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

0458957

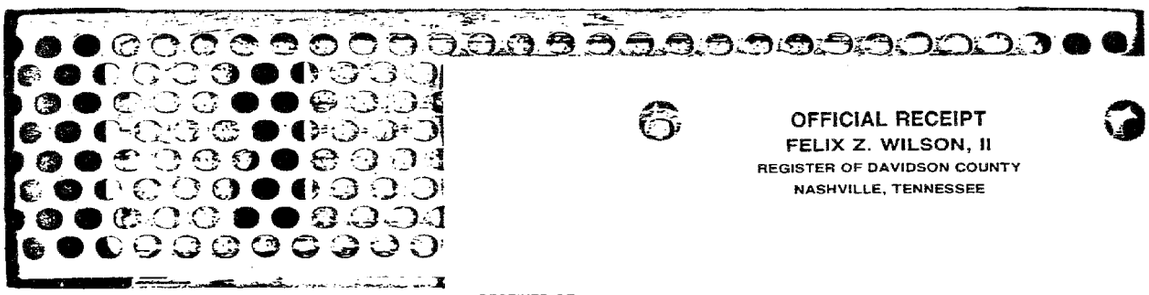
RECEIVED FOR REFERENCE

98 JUL -6 PM 2:21

DAVIDSON COUNTY, TN.

9802 07/06 0101 03CHECK

214.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

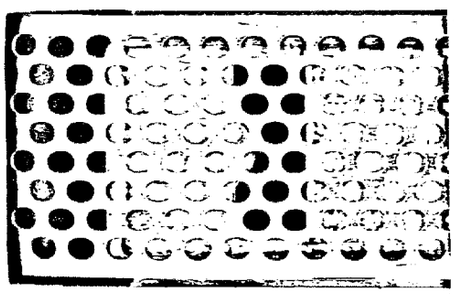
FOR _____

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	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	214.50
CHECK	214.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02 24-22 0001 9802



0458957
IDENTIFICATION REFERENCE

98 JUL -6 PM 2:20

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

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No. 1315554