Realty 48A

WARRANTY DEED

BOOK 11094 PAGE 405

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,725.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 19 98

Notary Public

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

NOTARY PUBLIC TERESA L. BOARD LARGE WILLIAMSON COUNTY, 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
Robert J. DelDuca (NAME)	Norwest Mortgage, Inc. (NAME)	183-05-0-A
5264 Catspaw Drive (ADDRESS)	100 South Fifth Street (ADDRESS)	154.00CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Minneapolis, MN 55440-0002 (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 Robert J. DelDuca and wife, Kimberly C. Russell DelDuca

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. 91 on the Plan of October Woods, Revision One, Phase Two, Section Five, of record in Plat Book 7900, Page 909 and amended in Book 9700, page 439, 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 October Woods, L.P., of record in Book 10882, Page 307, Register's Office for Davidson County, TN.

Subject to declaration of restrictive covenants of record in Book 9840, Page 276, Book 10181, page 986, Book 10548, page 501, Book 10548, page 503, By-Laws in Book 9840, page 267, Easement in Book 8443, page 75, Agreement in Book 9771, page 560 and Book 10010, page 50, Restrictions in Book 5047, page 661 and Book 5047, page 656 and Charter in Book 9840, page 259, and all matters shown on the Plan of Record.

0482926

IDENTIFICATION REFERENCE

98 SEP -2 AM 10:28

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 5264 Catspaw 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 my hand this 31st day of August 19 98

Yazdian Construction, Inc.
By:
Fred Yazdian, President

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 WILLIAMSON

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 31st day of August 19 98.

My commission expires May 16, 1999

_____

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

5480 09/02 0101 03CHECK 698.18

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

RECEIVED OF _____

FOR _____

BOOK 11094 PAGE 407

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
185725.00
CON TX 687.18
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 698.18
CHECK 698.18
09/02/98 01 10:30 0001 5480

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0482926
IDENTIF. # REFERENCE

98 SEP -2 AM 10:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1340925