98-10-15 Q

FILE BOX 19B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October 19 98

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

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:	MAP-PARCEL NUMBERS
AJIT CHAUHAN (NAME)	PREMIER BANK OF BRENTWOOD (NAME)	MAP 173-04-0-A
4904 Alexis Drive (ADDRESS)	119 Franklin Road (ADDRESS)	PARCEL 187CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37027 (CITY) (STATE) (ZIP)	F.B.#: 05DX-00205

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 CO., INC., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AJIT CHAUHAN AND WIFE, HEMA A. CHAUHAN

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. 187 on the Plan of Subdivision for Phase 1, of Oak Highlands, which Plan is of record in Plat Book 6900, Pages 432-435, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

BEING part of the same property conveyed to Yazdian Construction Company, Inc., a Tennessee Corporation, by Deed from Pine Oaks Properties, L.L.P., a Tennessee Limited Liability Partnership, of record in Book 10859, Page 474, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 7350, Page 24, re-recorded in Book 7376, Page 587 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.

1798 10/09 0101 03CHECK 639.63

unimproved ( )
This is improved (X) property, known as 4904 Alexis 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 7th day of October 1998

YAZDIAN CONSTRUCTION CO., INC., A TENNESSEE CORPORATION
By:
FRED YAZDIAN, PRESIDENT

DCTN01WC

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 CO., 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 7th day of October 1998.

My commission expires July 24, 1999

_____
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

0498245
IDENTIF. & REFERENCE

98 OCT -9 AM 11:15

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 11150 PAGE 988

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	169900.00
			CON TX	628.63
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	639.63
			CHECK	639.63

10/09/98 01 11:17 0001 1798

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0498245
IDENTIF. # REFERENCE

98 OCT -9 AM 11:15
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1357045