BOOK 11239 PAGE 708

Pg 708

File in Box No. 19 B

WARRANTY DEED

STATE OF TENNESSEE #98-11-44-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 189,900.00

James A. Crumlin Jr.
Affiant

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

Notary Public

My Commission Expires: January 24, 1999

(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC 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
JAMES A. CRUMLIN, JR. (NAME)	NORWEST MORTGAGE, INC. (NAME)	MAP 173-04-0-A
5149 W. Oak Highland Drive (ADDRESS)	P. O. Box 5137 (ADDRESS)	PARCEL 128CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Des Moines, IA 50306-5137 (CITY) (STATE) (ZIP)	FB #05DX-00146

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, Y & S PROPERTIES, A SOLE PROPRIETORSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A CRUMLIN, JR., A SINGLE PERSON AND JEWELL A. CRUMLIN, A MARRIED PERSON AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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. 128 on the Plan of Subdivision for Phase 1, of Oak Highlands, 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 the same property conveyed to Y & S Properties, by Quitclaim Deed from Pine Oaks Properties, L.L.P., a Tennessee Limited Liability Partnership, of record in Book 10967, Page 515, 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, rerecorded in Book 7367, 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 paid by the Grantor(s) herein.

unimproved ( )
This is improved (X) property, known as 5149 W. Oak Highland 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 2nd day of December 1998

Y & S PROPERTIES, A SOLE PROPRIETORSHIP
By: Masoor Sedaghatfar
Masoor Sedaghatfar, Owner

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

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared MASOOR SEDAGHATFAR, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon his oath, acknowledged himself to be the owner of TOR WEST PROPERTIES, the within named bargainor, a sole proprietorship, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the proprietorship by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of November, 1998.

My Commission Expires: 7/24/99

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

052473
IDENTIF. ▲ REFERENCE

98 DEC -7 PM 12:55
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

6478 12/07 0101 03CHECK 713.63

DCTN01WC

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11239 PAGE 710

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 189900.00	
			CON TX 702.63	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 713.63	
			CHECK 713.63	

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK 6001 6478

05214 73
IDENTIF. # REFERENCE

98 DEC -7 PM 12:55
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1381479