WARRANTY DEED

BOOK 11429 PG. 742

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 184,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April 19 99

Notary Public

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

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
Brandon E. Rustin	CTX Mortgage Company	172-3-B-082
(NAME)	(NAME)	
5857 Woodlands Avenue	P. O. Box 199000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75219	
(CITY) (STATE) (ZIP)	(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, Javid Salimi d/b/a J.S. Construction Co.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brandon E. Rustin and wife, Patricia A. Rustin

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. 82 on the Plan of The Woodlands, Phase 2, of record in Plat Book 6900, Pages 498 & 499 and amended in Book 6900, Page 635, Register's Office for said County, to which plan reference is hereby made for a more complete description.

1843 04/13 0101 03CHECK 692.91

Being part of the same property conveyed to Javid Salimi d/b/a J.S. Construction Co. by deed from Westminster Homes, Inc., a Tennessee corporation, of record in Book 11054, Page 430, Register's Office for Davidson County, TN.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7334, Page 109, Book 7408, page 250, Book 7516, page 37, Book 8464, page 463, Bok 8622, page 390, Book 8634, page 224, re-recorded in Book 8643, page 675, Dedication of common area in Book 8472, page 310, Charter in Book 8454, page 246, Storm Water Detention Agreement in Book 7336, page 3, and all matters shown on the Plan of Record.

99 APR 13 AM 10:50

057359

RECEIVED FOR RECORD

unimproved ( )
This is improved (X) property, known as 5857 Woodlands 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 9th day of April 19 99

Javid Salimi d/b/a J.S. Construction Co.
By:
Javid Salimi, 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 Javid Salimi and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Javid Salimi d/b/a J.S. Construction Co. 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 Javid Salimi 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 9th day of April 19 99.

My commission expires May 16, 1999

_____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11429 PG. 744

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	
	184300.00
CON TX	681.91
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	692.91
CHECK	692.91

04/13/99 01 10:53 0001 1843

0573591

INSTRUMENT REFERENCE

99 APR 13 AM 10:50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1450828