99-6-29-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 $ 159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June 19 99

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
GEORGE B. AREHART (NAME)	CTX Mortgage Company (NAME)	MAP 173-04-0-A
200 Ben Alex Court (ADDRESS)	P.O. Box 199000 (ADDRESS)	PARCEL 038CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dallas, TX 75219 (CITY) (STATE) (ZIP)	F.B.#: 05DX-00056

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 GEORGE B. AREHART AND WIFE, SHERRY R. AREHART

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. 38 on the Plan of Oak Highlands, Phase I, of record in Plat Book 6900, Pages 432-435, said Register's Office, to which plat reference is hereby made for a more complete and accurate description thereof.

5047 06/28 0102 CHECK 602.63

BEING part of the same property conveyed to Y & S Properties, a Sole Proprietorship, by Deed from Pine Oaks Properties, L.L.P., a Tennessee Limited Liability Partnership, of record in Book 11406, Page 424, 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 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 assumed by the Grantee(s) herein.

99 JUN 28 PM 1:43
PAUL GARRETT REGISTER
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE 0604761

unimproved ( )
This is improved (X) property, known as 200 Ben Alex Court, 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 25th day of June 1999

Y & S PROPERTIES, A SOLE PROPRIETORSHIP
By: Mansoor
MANSOOR SEDAGHATFAR, OWNER

CTN01WC

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 MANSOOR SEDAGHATFAR and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the OWNER and _____ respectively of the Y & S PROPERTIES the within named bargainor, and corporation, and that he as such OWNER 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 MANSOOR SEDAGHATFAR as such OWNER, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 25th day of June 19 99.

My commission expires July 24, 1999

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

DCTN01WC

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11545 PAGE 721

0101 03CHECK 0.00
VOID
1050 06/28 0101 03CHECK 0.00
MOR TX 591.63-
CON TX 591.63
TOTAL 0.00

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

01

0604761

IDENTIF. & REFERENCE

99 JUN 28 PM 1:43

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

VOID
MAMT
159900.00-
CAMT
159900.00
VOID
MOR TX 591.63
MOR TX 591.63
TOTAL 159900.00
CHECK 591.63
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 602.63
CHECK 602.63

06/28/99 01 13:49 0001 5049

602.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1483530