Realty 484

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July 19 99

Notary Public

MY COMMISSION EXPIRES: 5/20/2003

(AFFIX SEAL)

TERESA L. BEARDEN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires 5-20-2003

BOOK 11585 PG. 982

THIS INSTRUMENT PREPARED BY: LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
John Michael Garrett	Chase Manhattan Mortgage Corporation	172-15-0-A
(NAME)	(NAME)	276.00CO
4024 Bryce Road	343 Thornall Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Edison, NJ 08837	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 John Michael Garrett and Catherine Diana Cook as tenants in common with the 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, TN, being Lot No. 283 on the Plan of Holt Woods, Section Thirteen, of record in Book 9700, Pages 598 & 599, 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 Hurley-Y, L.P., of record in Book 11381, Page 392 and re-recorded in Book 11396, Page 145, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 9570, page 22, Book 10800, page 575, By-Laws in Book 9570, page 13, Easement in Book 10316, page 585, Charter in Book 9570, page 5, all matters shown on plan of PUD Boundary Addition in Plat Book 7900, page 668, Storm Water Detention Agreement in Book 10584, page 124, and all matters shown on the Plan of record.

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unimproved ( ) This is improved (X) property, known as 4024 Bryce Road, 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 16th day of July, 19 99

Yazdian Construction, Inc.

By:

Fred Yazdian, President

747.30

STATE OF TENNESSEE
COUNTY OF Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fred Yazdian

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and he is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in Brentwood, Tennessee, this 16th day of July, 1999.

Notary Public

My commission expires: 5/20/2003

BOOK 11585 PG. 983

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires
5-20-2003

DEED

FROM

TO

Realty Title

Post Office Box 1369
428 Wilson Pike Circle
Brentwood, TN 37024-1369
(615) 377-0620

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

06152

01 FEB 23 PM 2:23

BOOK 11585 PG. 984

	155000.00
TX	732.50
PRFEE	1.00
	8.00
CFEE	2.00
TOTAL	747.50
CHECK	747.50

2/23/01 03 11:31 0001 CHECK

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1494666