99-7-107

File Box 19B

WARRANTY DEED

BOOK 11587 PG. 591

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 $ 174,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July 19 99

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(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
JEFF WEST	CTX MORTGAGE COMPANY	MAP 173-04-0-A
(NAME)	(NAME)	
5045 West Oak Highland Drive	P.O. Box 199000	PARCEL 113CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75219	F.B.#: 05DX-00131
(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, YAZDIAN CONSTRUCTION COMPANY INC, A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFF WEST AND WIFE, DENICE WEST

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. 113 on the Plan of Oak Highlands, Phase I, of record in Plat Book 6900, Pages 432-435, Register's Office for Davidson County, Tennessee, to which 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 11174, Page 635, 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 JUL 26 PM 1:39
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 06015789

unimproved ( )
This is improved (X) property, known as 5045 West 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 20th day of July 1999

YAZDIAN CONSTRUCTION COMPANY 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 COMPANY 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 20th day of July 1999.

My commission expires May 28, 2003

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 11587 PG. 593

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

06015789

IDENTIF. ↑ REFERENCE

99 JUL 26 PM 1:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CHRT
174700.00
CON TX 647.17
PRFEE 1.00
UCCFD 8.00
CFEE 2.00
TOTAL 658.17
CHECK 658.17
07/26/99 01 13:43 0001 3916

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1495195