48 A

Prepared by:
Lassiter, Tidwell & Hildebrand
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

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

My Commission Expires
5-20-2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 11613 PAGE 502

The actual consideration or value, whichever is greater, for this transfer is $197,900.00

X Vicki B. Wharton
Affiant

Subscribed and sworn to before me, this 30th day of July, 1999.

Notary Public
My commission expires: 05/20/03

Address of New Owner:	Send Tax Bills to:	Tax Information
Vicki B. Wharton 6901 Sunnywood Drive Nashville TN 37211	Franklin American Mortgage 501 Corporate Centre Drive, #400 Franklin, TN 37067	181-01-0-A 016.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Yazdian Construction, Inc. hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Vicki B. Wharton and husband Victor L. Wharton, Sr., as to a one-half undivided interest, and Janet C. Baker, as to a one-half undivided interest, hereinafter called the Grantees their successors 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. 16 on the Plan of Sugar Valley, Section One, of record in Plat Book 9700, Page 374 and amended in Book 9700, Pages 709-711, 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 11238, Page 779, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6901 Sunnywood Drive, Nashville, Tennessee 37211

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 successors and assigns, forever. Grantor covenant with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind itself and its heirs, successors and assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of July, 1999.

Yazdian Construction, Inc.

By: _____
Fred Yazdian
its President

06225541
IDENTIF. → REFERENCE

99 AUG 10 AM 10:54

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

08/10 0101 03CHECK 743.23

4205

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Fred Yazdian, the President of Yazdian Construction, Inc. with whom I am personally acquainted, and who acknowledged himself to be the President of Yazdian Construction, Inc., the within named bargainor, and that he as such President, being authorized so to do executed the within instrument for the purpose therein contained

Witness my hand, at office in Brentwood, Tennessee, this 30th day of July, 1999.

Notary Public

My Commission expires: 05/20/03

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

My Commission Expires
5-20-2003

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11613 PAGE 504

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

0622554
IDENTIF. ← REFERENCE

99 AUG 10 AM 10:54

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
197900.00
CON TX 732.23
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 743.23
CHECK 743.23

08/10/99 01 10:53 0001 4205

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1502384