Keagg
48A

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

The actual consideration or value, whichever is greater, for this transfer is $154,367.00

PB

Affiant

Subscribed and sworn to before me, this 13th day of August, 1999.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax-Information
Phillip W. Brooks	Columbia National Incorporated	172-15-0-A
229 Holt Hills Road	7142 Columbia Gateway Drive	092.00CO
Nashville TN 37211	Columbia, MD 21046	

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 Phillip W. Brooks and wife, Karla W. Brooks 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. 234 on the Plan of Holt Woods, Section Seven, of record in Plat Book 9700, Page 95, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Yazdian Construction, Inc. by deed from Hurley-Y, L.P., a TN Limited Partnership, of record in Book 11476, Page 89, 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 229 Holt Hills Road, 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 13th day of August, 1999.

Yazdian Construction, Inc.

By: _____
Fred Yazdian
President

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 13th day of August, 1999.

_____
Notary Public

My Commission expires:

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

My Commission Expires
5-20-2003

06247708
RECEIVED & RECORDED
99 AUG 16 PM 1:29
WILLIAMSON COUNTY, TN
582-16
0101 03CHECK

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11620 PAGE 775

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	

0624708

IDENTIF. # REFERENCE

99 AUG 16 PM 1:29

REGISTER
DAVIDSON COUNTY, TN.

CAMT
154367.00
CON TX 571.16
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 582.16
CHECK 582.16

08/16/99 01 13:29 0001 6501

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1506753