Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No. 285407

PLEASE RECORD & RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
BOX 35 FILE #00285407

BOOK 11625 PAGE 842

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bernie Strawn	-same-	
(NAME) 1933 Edenbridge Way	(NAME)	Field Book No. FH-25847
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37215	(STREET ADDRESS)	Map 159-1
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Parcel 5

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Migirdic Nalbantyan and wife, Barbara B. Nalbantyan *have this day bargained and sold, and do hereby transfer and convey unto the said* Bernie Strawn and wife, Jan Strawn *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Hounds Run, of record in Plat Book 6900, page 167, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Migirdic Nalbantyan and wife, Barbara B. Nalbantyan, by deed fro Paul E. Cook, unmarried, of record in Book 8421, page 699, Register's Office for Davidson County, Tennessee.

99 AUG 19 AM 9:51
RECEIPT #
IDENTIFICATION REFERENCE
060900

ERIC J. YORK
NOTARY PUBLIC
Tennessee AT LARGE
WILLIAMSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Williamson
Subscribed and sworn to before me this 16th *day of* August 99

My commission expires: (Affix Seal) 23 2002

The actual consideration or value whichever is greater, for this transfer is $ 505,000.00

Affiant

Notary Public

This is unimproved ( ) property, known as 1933 Edenbridge Way Nashville, TN 37215 *improved (X)*
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 16th *day of* August, *19* 99, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Migirdic Nalbantyan
Migirdic Nalbantyan

Barbara B. Nalbantyan
Barbara B. Nalbantyan

State of Georgia
COUNTY OF Gwinnett

Personally appeared before me, Susan Peszko *a Notary Public in and for said County and State,* _____

_____, *the within named 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.*

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Witness my hand and official seal at _____ *this* 1st *day of* July, 19 98.

Susan Peszko
Notary Public

My Commission Expires: July 19, 2002

STATE OF _____
COUNTY OF _____

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and official seal, at office in _____, *this* ____ *day of* _____, *19*___.

_____
Notary Public

My Commission Expires: _____

Encumbrances:

7982 08/19 0101 03CHECK 1879.50

1. *Taxes for 1998 and all subsequent years.*

2. *Restrictive Covenants contained in an instrument of record in Book 7079, page 995, and amended in Book 7238, page 736, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.*

3. *Subject to all matters shown on the Plan of record in Book 6900, page 167, in said Register's Office.*

4. *Subject to rights of others in and to the common areas/elements.*

5. *Deed of Conveyance for sanitary sewers of record in Book 7430, page 183, Book 7474, page 695, and Book 8119, page 538, said Register's Office.*

6. *Deed of Conveyance for water mains of record in Book 8119, page 535, said Register's Office.*

7. *Water Line Easement of record in Book 3675, page 362, said Register's Office.*

8. *By-Laws of record in Book 7080, page 8, said Register's Office.*

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

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0626090
IDENTIF. # REFERENCE

99 AUG 19 AM 9:51

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
505000.00
CON TX 1868.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1879.50
CHECK 1879.50

08/19/99 01 09:51 0001 7982

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1508215