Realty 48.

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $174,460.00

Affiant

Subscribed and sworn to before me, this 24th day of August, 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

BOOK 11640 PAGE 215

Address of New Owner:	Send Tax Bills to:	Tax-Information
Jeffrey Scott Bauer	CTX Mortgage Company	183-05-0-A 053.00CO
1028 Colo Trail	P. O. Box 199000	
Antioch TN 37013	Dallas, TX 75219	

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 Jeffrey Scott Bauer 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. 32 on the Plan of October Woods, Phase One, Section Three, of record in Plat Book 7900, Page 909 and amended in Book 9700, Pages 229 & 230, said Register's Office, 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 October Woods, L.P., of record in Book 11314, Page 956, 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 1028 Colo Trail, Antioch, Tennessee 37013

1258 08/30 0:01 03CHECK $56.51

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.

0630016

REFERENCE

08/30/99 01:1:38 PM

WITNESS my hand this 24th 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 24th day of August, 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 11640 PAGE 217

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

06300016

INSTRUMENT # REFERENCE

93 AUG 30 PM 1:33

CAMT
174460.00
CON TX 645.51
PRFEE 1.00
MTGFEE 8.00
CFEE 2.00
TOTAL 656.51
CHECK 656.51
08/30/93 01 13:38 0001 2258

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1510318