Realty 48A

Instr:200001040000918 Page: 1 OF 2
REC'D FOR REC 01/04/2000 12:10:16PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $665.63

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 $179,900.00

George Christopher Ellis
Affiant

Subscribed and sworn to before me, this 22nd day of December, 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

Address of New Owner:	Send Tax Bills to:	Tax-Information
George Christopher Ellis	First Trust Mortgage Company	183-05-0-A
417 Catspaw Place	P. O. Box 17257	174.00 CO
Antioch TN 37013	Memphis, TN 38187	

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 George Christopher Ellis hereinafter called the Grantee his 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, TN, being Lot No. 121 on the Plan of Phase Three, Section Six, October Woods, of record in Book 7900, Page 909, as amended in Book 9700, Page 915, 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 October Woods, L.P., of record in Book 11663, Page 364, 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 417 Catspaw Place, Antioch, Tennessee 37013

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 22nd day of December, 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 22nd day of December, 1999.

_____
Notary Public

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

My Commission Expires
5-20-2003

My Commission expires: 05/20/03