Realty 48A

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 $208,791.00

Affiant

Subscribed and sworn to before me, this 3rd day of January, 2000.

Notary Public
My commission expires: 05/20/03

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

My Commission Expires 5-20-2003

Instr:200001050001535 Page: 1 OF 2
REC'D FOR REC 01/05/2000 2:26:02PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $772.53

Address of New Owner:	Send Tax Bills to:	Tax-Information
Sonny Abouaravong	Bank of America, N.A.	181-01-0-A
105 Sugarbush Court	2059 Northlake Parkway	004.00CO
Nashville TN 37211	Tucker, GA 30084	

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 Sonny Abouaravong and wife, Souksaleum Abouaravong 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. 4 on the Plan of Sugar Valley, Section One, of record in Plat Book 9700, Page 374 and amended in Book 9700, Pages 709-711, 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 Hurley-Y, L.P., of record in Book 11605, Page 871, 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 105 Sugarbush Court, 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 3rd day of January, 2000.

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 3rd day of January, 2000.

_____
Notary Public

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

My Commission expires: 05/20/03