Realty 48A

Instr:200003240030213 Page: 1 OF 2
REC'D FOR REC 03/24/2000 1:40:06PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $617.53

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 $166,900.00

Affiant

Subscribed and sworn to before me this 16th day of March, 2000.

Notary Public
My commission expires: 05/20/03

Address of New Owner:	Send Tax Bills to:	Tax-Information
James H. Foxall III	Educators Credit Union	181-01-0-A
6657 Sugar Valley Drive	1701 21st Avenue South	014.00CO
Nashville TN 37211	Nashville, TN 37212	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, 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 James H. Foxall III, 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, Tennessee, being Lot No. 14 on the Plan of Section One, Sugar Valley, of record in P.U.D. Boundary Book 9700, Page 374, amended in Book 9700, Pages 709-711, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
>
> Being part of the same property conveyed to Yazdian Construction, Inc. by deed from Hurley-Y, L.P., of record in Book 11732, Page 1, 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 6657 Sugar Valley Drive, Nashville, TN 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 covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, 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 16th day of March, 2000.

Yazdian Construction, Inc.

By:_____
Fred Yazdian
President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Fred Yazdian, with whom I am personally acquainted, and who acknowledged that _he executed the within instrument for the purposes therein contained, and who further acknowledged that _he is the President of Yazdian Construction, Inc., the within named bargainor, and that he is authorized by Yazdian Construction, Inc. to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this 16th day of March, 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