Realty 48A

Instr:200005020043678 Page: 1 OF 2
REC'D FOR REC 05/02/2000 10:15:21AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $678.03

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 $183,250.00

Affiant

Subscribed and sworn to before me this 28th day of April, 2000.

Notary Public
My commission expires: 05/20/03

Address of New Owner:	Send Tax Bills to:	Tax-Information
Ted L. Nelson	CTX Mortgage Company	181-01-0-A
6904 Sunnywood Drive	801 94th Avenue North	086.00CO
Nashville TN 37211	St. Petersburg, FL 33702	

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 Ted L. Nelson and wife, Jennifer R. Nelson, 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. 19 on the Plan of Sugar Valley, Section Two, of record in Plat Book 9700, Page 374 and amended in Book 11700, Page 67, 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 Paul E. Johnson, Jeffrey P. Johnson, Stacy J. Carter and husband, Buford W. Carter, Lori J. Kelley and Yazdian Construction, a Tennessee general partnership, of record in Instrument No. 200001190006226, 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 6904 Sunnywood 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 28th day of April, 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 28th day of April, 2000.

Notary Public

My Commission expires 05/20/03

