02

Realty
48A

Instr:200008030077043 Page: 1 OF 2
REC'D FOR REC 08/03/2000 11:25:25AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $718.23

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 $194,117.00

Henry B. Brackin
Affiant

Subscribed and sworn to before me this 21st day of July, 2000.

Notary Public
My commission expires: 3/24/2001

Address of New Owner:	Send Tax Bills to:	Tax-Information
Henry B. Brackin	CTX Mortgage Company	183-05-0-A 203.00
1048 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 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 Henry B. Brackin and wife, Sandra Daum Brackin, 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. 511 on the Plan of Phase 5, Section 8, October Woods, of record in Instrument No. 199912140303097 and in Instrument No. 199912140303098, 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 Paul E. Johnson and Jeffrey P. Johnson, Stacy J. Carter and husband Buford W. Carter and Lori J. Kelley as to 4/5 undivided interest and B & Y, a Tennessee General Partnership as to a 1/5 undivided interest, of record in Instrument No. 200005090046980, said Register's Office.

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 1048 Colo Trail, Antioch, TN 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 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 21st day of July, 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 21st day of July, 2000.

Notary Public

My Commission expires 3/21/2001

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.