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Realty 48A

Prepared by:
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Attorneys at Law
P.O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $188,974.00

Phillip A. Spainhour
Affiant

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

Carol R Rivers
Notary Public
My commission expires: 1/27/03

NOTARY PUBLIC AT LARGE TENNESSEE

Davidson County DEEDWARR
Recvd: 09/26/00 15:58 2pgs
Fees:11.00 Taxes:699.20

20000926-0095464

Address of New Owner:	Send Tax Bills to:	Tax-Information:
Phillip A. Spainhour	Bank of America, N.A.	181-01-0-A 098.00C0
7212 Sugarloaf Drive	2059 Northlake Parkway	
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 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 Phillip A. Spainhour and wife, Susan J. Spainhour, 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 being Lot No. 114 on the Plan of Section Three, Sugar Valley, of record in Book 9700, Page 374, Amended in Instrument Number 200004100035743, Register's Office for Davidson County, Tennessee, 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 (as tenants by entirety), Lori J. Kelley, as tenants in common (as to 3/4 undivided interest) and Yazdian Construction, a Tennessee general partnership (as to 1/4 undivided interest), of record in Instrument No. 200005220050914, 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 7212 Sugarloaf 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 21st day of September, 2000.

Yazdian Construction, Inc.

By: _____
Karen Yazdian, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Brentwood, TN, this 21st day of September, 2000.

Carol R Rivers
Notary Public

My Commission expires 1/27/2001

