File in Box No. 19 B

WARRANTY DEED

STATE OF TENNESSEE #00-10-34-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 105,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2000

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRIAN T. BURKHARDT (NAME)	CTX MORTGAGE COMPANY (NAME)	MAP 173-04-0-A
704 Canoe Ridge Point (ADDRESS)	2828 North Harwood (ADDRESS)	PARCEL 217CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dallas, TX 75201-1516 (CITY) (STATE) (ZIP)	FB #USD-01382

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, YAZDIAN CONSTRUCTION, INC., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRIAN T. BURKHARDT AND WIFE, DEBORAH BURKHARDT

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 217 on the Plan of Oak Highlands, Phase Two, a Planned Unit Development, as of record in Instrument No. 199912130302267, and Surveyor's Certificate of Correction, of record in Instrument No. 200009130091246, Register's Office Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Yazdian Construction, Inc., a Tennessee Corporation, by Quitclaim Deed from Pine Oaks Properties Two, L.L.P., a Tennessee Limited Liability Partnership, of record in Instrument No. 200005230051665, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of Oak Highlands, of record in Book 7350, Page 24, re-recorded in Book 7367, Page 587, and amended in Book 8765, Page 77, and made applicable to Phase Two, in Instr. 200004280042354, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and PAID by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 11/01/00 12:38 2pgs
Fees:11.00 Taxes:724.83

20001101-0108391

unimproved ( )
This is improved (X) property, known as 704 Canoe Ridge Point, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 30th day of October, 2000

YAZDIAN CONSTRUCTION, INC., A TENNESSEE CORPORATION
By:
Karen Yazdian, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Karen Yazdian, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon her oath, acknowledged herself to be the Secretary, of YAZDIAN CONSTRUCTION, INC., the within named bargainor, a Tennessee corporation, and that she as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such officer.

WITNESS my hand and official seal at office at Brentwood, Tennessee, this 30th day of October, 2000.

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/03