Davidson County DEEDWARR
Recvd: 07/17/01 15:22 2pgs
Fees:13.00 Taxes:818.68

20010717-0075905

WARRANTY DEED

BEST-SCHMIDT-H01400

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,265.00

Roger P. Best
Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2001.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 10-29-2003

NOTARY PUBLIC
WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
~~113 Hazel Path, The Southall Building~~ 130 Anderson Lane
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger P. Best unmarried Barbara A. Schmidt unmarried	CTX Mortgage, Inc.	181-1-A-130 CO
(NAME)	(NAME)	
6761 Sugar Hill Dr.	216 Centerview Drive, Ste. 233	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, YAZDIAN CONSTRUCTION, INC. A TENNESSEE CORPORATION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ROGER P. BEST UNMARRIED BARBARA A. SCHMIDT UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 184 on the Plan of Sugar Valley, a Planned Unit Development, Section Four, of record at Instrument No. 200005230051444, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description of said property.

Being a portion of the same property conveyed to Yazdian Construction, Inc., a Tennessee Corporation, by Deed from Hurley-Y, a Tennessee General Partnership, executed on March 14, 2001, and filed for record on March 15, 2001, at Instrument No. 20010315-0024967, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6761 Sugar Hill Dr., Nashville, Tennessee 37211
(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/our hand(s) this 29th day of June, 2001.

Yazdian Construction, Inc.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Yazdian Construction, Inc. a Tennessee corporation, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 2001.

My Commission Expires: _____

Notary Public

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Sumner

Personally appeared before me, Sonya M. Brantley a Notary Public within and for said County and State aforesaid, personally appeared FRED YAZDIAN and _____, with whom I am personally acquainted and who upon his oath(s) acknowledged him to be the President and _____ respectively of the Yazdian Construction, Inc. the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Fred Yazdian as such President.

Witness my hand and official seal at office at Hendersonville on this the 29th day of June, 2001.

My Commission Expires 10-29-2003

Sonya M. Brantley

Notary Public

NOTARY PUBLIC SONYA M. BRANTLEY SUMNER COUNTY TENNESSEE

AFTER RECORDING PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
~~113 Hazel Path, The Southall Building~~ 120 Andersm Lane
Hendersonville, Tennessee 37075