Davidson County DEEDWARR
Recvd: 01/09/01 09:45 2pgs
Fees:11.00 Taxes:685.98
20010109-0002681

THIS INSTRUMENT PREPARED BY:
Afshin Yazdian, Esq.
209 10th Avenue South, Ste 409
Nashville, Tennessee 37203

ADDRESS NEW OWNER AS FOLLOWS:
Hernan Donoso
Alicia Donoso
4808 Aaron Drive
Antioch, TN 37013

SEND TAX BILLS TO:
America's Wholesale Lender
4500 Park Granada
Calabasas, CA 91302

MAP-PARCEL NOS.
173-4A-214

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Yazdian Construction, Inc.** , hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Hernan Donoso and spouse, Alicia Donoso**, hereinafter called the Grantee, their heirs and representatives, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 370 on the Plan of Oak Highlands, Phase 2, Register's Office for Davidson County, Tennessee as Instrument No. 199912130302267, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Yazdian Construction, Inc. by Quitclaim Deed dated May 22, 2000 from Pine Oaks Properties Two, LLP, a Tennessee limited liability partnership, of record as Instrument No. 200005230051665, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever; and Grantors do covenant with the said Grantee 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 Grantee, their heirs and representatives, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 28th day of December, 2000.

Yazdian Construction, Inc.

By: Fred Yazdian, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred Yazdian, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be the President of Yazdian Construction, Inc., and that he as President being authorized to do so executed the within instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal, this 28th day of December, 2000.

NOTARY PUBLIC

My Commission Expires: 5/27/01

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $185,400.00

HERNAN DONOSO.
Affiant

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

Notary Public

My commission expires: 5/27/01

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.