Davidson County DEEDWARR
Recvd: 03/07/01 11:07 2pgs
Fees:11.00 Taxes:658.23
20010307-0021556

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

ADDRESS NEW OWNER AS FOLLOWS:
Felix J. Martinez
Nancy Acosta
616 Copper Ridge Trail
Antioch, TN 37013

SEND TAX BILLS TO:
CTX Mortgage Company
P. O. Box 199114
Dallas, TX 75219

MAP-PARCEL NOS.
173-4A-225

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 Grantor, have bargained and sold, and by these presents does transfer and convey unto **Felix J. Martinez and wife, Nancy Acosta**, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being known as Lot No. 381, on the Plan of Oak Highlands, Phase 2, of record in 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 deed from Pine Oaks Properties, LLP, of record in the Register's Office for Davidson County, Tennessee, as Instrument No. 200008080078630 and re-recorded as Instrument No. 200012050119733.

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 successors and/or assigns, 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 27th day of February, 2001.

Yazdian Construction, Inc.

BY: _____
Fred Yazdian, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fred Yazdian with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Yazdian Construction, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal, this 27th day of February, 2001.

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 $177,900.00.

Affiant

Subscribed and sworn to before me this
27th day of February, 2001.

Notary Public

My commission expires: 5/27/01

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