Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $205,900.00

Affiant

Subscribed and sworn to before me this 8th day of March, 2001.

Notary Public
My commission expires: 5-30-2004

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30th 2004

Address of New Owner:	Send Tax Bills to:	Tax-Information
Nghia Ngoc Tran 5617 Craftwood Court Antioch, TN 37013	NEW OWNER	183-05-0-A-270.00CO

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., a Tennessee Corporation, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Nghia Ngoc Tran and wife, Thanh Ngoc Son, 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, Tennessee, being Lot No. 464 on the Plan Phase Four, Section Seven "A" October Woods, of record in Book 7900, Page 709 and Instrument No. 20009070088379, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate legal description.

Being part of the same property conveyed to Yazdian Construction, Inc., a Tennessee Corporation, by deed from Marks Land Development, LLC, of record in Instrument No. 20001109-0111739, said Register's Office.

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 5617 Craftwood Court, Antioch, TN 37013

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 8th day of March, 2001.

Yazdian Construction, Inc., a Tennessee Corporation

By: _____
Fred Yazdian, President

Davidson County DEEDWARR
Recvd: 03/15/01 13:44 2pgs
Fees:11.00 Taxes:761.83

20010316-0025406

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Brentwood, TN, this 8th day of March, 2001.

Catherine R. Vass

My Commission expires: 5/30/2004

