Davidson County DEEDWARR
Recvd: 04/04/01 10:45 2pgs
Fees:11.00 Taxes:704.98
20010404-0032671

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

ADDRESS NEW OWNER AS FOLLOWS:
David A. Karkau
Laura Ann Swang
7016 Sugarplum Road
Nashville, TN 37211

SEND TAX BILLS TO:
CTX Mortgage Co.
P. O. Box 199114
Dallas, Texas 75219

MAP-PARCEL NOS.
181-1A-116

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 **David A. Karkau and Laura Ann Swang, as joint tenants with right of survivorship**, 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. 139 on the Plan of Sugar Valley, Section Three, of record in the Register's Office for Davidson County, Tennessee, as Instrument No. 200004100035743 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 Paul E. Johnson, Jeffrey P. Johnson, Stacy J. Carter and husband Buford W. Carter and Lori J. Kelley and Yazdian Construction, a Tennessee general partnership, of record as Instrument No. 2000012060120032, 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 29th day of March, 2001.

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 29th day of March, 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 $190,534.00

Affiant

Subscribed and sworn to before me this
29th day of March, 2001.

Notary Public

My commission expires: 5/27/01

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