Davidson County DEEDWARR
Recvd: 05/02/01 10:32 2pgs
Fees:11.00 Taxes:649.35
20010502-0044527

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

ADDRESS NEW OWNER AS FOLLOWS:
Suzanne Campbell
5249 Ridgefalls Way
Antioch, TN 37013

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

MAP-PARCEL NOS.
173-4A-233

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 **Suzanne C. Campbell**, hereinafter called the Grantee, her heirs 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. 233, 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. 200005230051665.

This is improved property known as 5249 Ridgefalls Way, 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 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 20th day of April, 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 20th day of April, 2001.

NOTARY PUBLIC

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

My Commission Expires: 5/27/01

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,500.00.

Affiant

Subscribed and sworn to before me this
20th day of April, 2001.

Notary Public

My commission expires: 5/27/01

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