21-1-526

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

ADDRESS NEW OWNER AS FOLLOWS:
Donovan G. Sargent
Rebecca A. Sargent
4217 October Woods Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
183-5-A-195 CO

Davidson County DEEDWARR
Recvd: 07/02/01 19:19 2pgs
Fees:11.00 Taxes:554.63

20010702-0070215

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 **Donovan G. Sargent and Rebecca A. Sargent, husband and wife,** hereinafter called the Grantees, 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. 366 on the Plan of October Woods, Phase Three, Section Six, of record in Book 9700, page 915, Register's Office for said County.

BEING part of the same property conveyed to Yazdian Construction, Inc. by deed from Paul E. Johnson and Jeffrey P. Johnson and Stacy J. Carter and husband Buford W. Carter and Lori J. Kelley as to a 4/5 undivided interest and B & Y, a Tennessee general partnership as to a 1/5 undivided interest, of record as Instrument No. 200005090046980 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable part of record.

This is improved property known as 4217 October Woods Drive, 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 and assigns, forever; and Grantors do covenant with the said Grantees 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 Grantees, their heirs and representatives, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors has executed this instrument this 31st day of May, 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 (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Yazdian Construction, Inc., within named bargainor, 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 Company.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of May, 2001.

Susan Matlock
NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires NOV. 24, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $149,900.00.

Suzanne Epps
Affiant

Subscribed and sworn to before me this
15th day of May, 2001

Susan Matlock
Notary Public

My commission expires:

My Commission Expires NOV. 24, 2001