B-2187

Davidson County DEEDWARR
Recvd: 08/27/01 14:12 2pgs
Fees:13.00 Taxes:713.73
20010827-0092310

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO
Afshin Yazdian, Esq.
2834 Azalea Place
Nashville, Tennessee 37204

WILSON & WEISS TITLE ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:
Ernest B. Lemon, III
5133 Morningwood Lane
Antioch, TN. 37013

SEND TAX BILLS TO:
CTX Mortgage Co
2828 North Harwood
Dallas, TX 75201-1516

MAP-PARCEL NOS.
Map No. 183
Group 5A
Parcel No. 245CO

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 **Ernest B. Lemon, II and wife, Cassendra R. Lemon**, hereinafter called the Grantee, heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, Being Lot No. 54, on the Plan of OCTOBER WOODS, PHASE 5, SECTION 8, a Planned Unit Development, of record in Instrument Number 199912140303097, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING a part of the same property conveyed to Yazdian Construction, Inc., by Warranty Deed from Paul E. Johnson, Jeffrey P. Johnson, Stacy J. Carter, and husband, Buford W. Carter, Lori J. Kelly and B & Y, a Tennessee general partnership, of record in Instrument Number 200009140091648, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2001 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5133 Morningwood Lane, 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 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 6th, day of August, 2001.

Fred Yazdian, President
Yazdian Construction, Inc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Christopher M. Corriveau, of the state and county aforementioned, personally appeared, Fred Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a president of Yazdian Construction, Inc., the within name bargainor, a corporation, and that such person, as such president, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by such person as president.

WITNESS my hand and official seal, this 6th, day of August, 2001.

NOTARY PUBLIC

My Commission Expires: ~~June 18th, 2005~~ 7/26/03

SARAH TYLER 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 $192,900.00

Affiant

Subscribed and sworn to before me this
6th,day of August, 2001

Notary Public

My commission expires: 7/26/03

SARAH TYLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.