WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/18/01 08:54 2pgs
Fees:13.00 Taxes:680.43

20011018-0113413

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 183,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October 2001

Notary Public

MY COMMISSION EXPIRES: 7-30-05 (AFFIX SEAL)

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: 07/30/2005

THIS INSTRUMENT WAS PREPARED BY

Judy S. Wells, Attorney, 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William G. Torrence, Jr. (NAME)	CTX Mortgage Company (NAME)	183-050-A
5547 Craftwood Drive (ADDRESS)	2828 North Harwood (ADDRESS)	307.00 CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dallas, Texas 75201-1516 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Yazdian Construction, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William G. Torrence, Jr. and wife, Christina A. Torrence

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 495 October Woods, Phase 4, Section 7B on the Plan of October Woods, of record as Instrument No. 2000 090700 88378, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being part of the same property conveyed to Marks Land Development, L.L.C., by Deed from October Woods, L.P., a Tennessee limited partnership, of record in Book 10899, page 339, Register's Office for Davidson County, Tennessee, and part of the same property being further conveyed by Quitclaim Deed from Marks Land Development, L.L.C., to Yazdian Construction, Inc., a Tennessee Corporation, of record as Instrument 20010711 0073963, said Register's Office.

This conveyance is subject to the following: Taxes for the year 2001 have been prorated and payment thereof is expressly assumed by the herein Grantor; Declaration of Covenants, Conditions, and Restrictions of record in Book 5047, page 661, Book 5047, page 656, Instrument No. 2000 100300 97964, Book 9340, page 276, Book 10181, page 986, Book 10548, page 301, and Book 10548, page 503; Charter of record in Book 9840, page 259; By-Laws of record in Book 9840, page 267; Conveyance of Common Area of record as Instrument No.2000 110901 11744; Storm Water Detention Agreements of record in Book 9771, page 560, Book 10010, page 50, Book 11367, page 161; Easements of record in Book 8443, page 75, and Book 10766, page 666; Plan of record as Instrument No. 2000 090700 88378; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5547 Craftwood Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we 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 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 12th day of October 2001

Yazdian Construction, Inc.
By:
Fred Yazdian, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Fred Yazdian and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Yazdian Construction, Inc. the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Fred Yazdian as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 12th day of October, 2001.

My commission expires 9-24-05

_____
Notary Public

AMANDA F. NOKES
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: SEPT. 24, 2005