Davidson County DEEDWARR
Recvd: 02/26/02 10:43 2pgs
Fees:13.00 Taxes:724.83
20020226-0024194

THIS INSTRUMENT PREPARED BY:
Afshin Yazdian, Esq.
2834 Azalea Place
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:
Paul E. Armstrong, Jr.
6720 Sugar Hill Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
1st TRUST BANK FOR SAVINGS
P. O. BOX 17257
MEMPHIS, TN 38187

MAP-PARCEL NOS.
Map No. 181
Group 01A
Parcel No. 189.00CO

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., a Tennessee Corporation**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Paul E. Armstrong, Jr.**, 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. 199 on the Plan of SUGAR VALLEY, SECTION FOUR, a Planned Unit Development, of record in Instrument No. 200005230051444, 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., a Tennessee Corporation, by deed from Hurley-Y, a Tennessee General Partnership, of record in the Instrument No. 200107200077387, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2002 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 6720 Sugar Hill Drive, Nashville, Tennessee 37211.

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 20th day of February, 2002.

Yazdian Construction, Inc., a Tennessee Corporation

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., a Tennessee Corporation, 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 Corporation.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of February, 2002.

C.M. Corriveau
NOTARY PUBLIC

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My Commission Expires: 6/18/04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $195,900.00.

Affiant

Subscribed and sworn to before me this
20th day of February, 2002.

C.M. Corriveau
Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My commission expires: 6/18/04