Davidson County DEEDWARR
Recvd: 03/04/02 13:49 2pgs
Fees:13.00 Taxes:711.55
20020304-0026920

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

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Keith A. Littrell	Countrywide Home Loans	Map No. 183
5805 Pekay Court	P.O. Box 660694	Group 05A
Antioch, TN. 37013	Dallas, Texas 75266-0694	Parcel No. 296

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 **Keith A. Littrell, an unmarried man, and Kathy M. Rupard, an unmarried woman, as joint tenants with right of survivorship**, 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. 480, on the Plan of OCTOBER WOODS, PHASE 4, SECTION 7-B, a Planned Unit Development, of record in Instrument Number 200009070088378, 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 Warranty Deed from Marks Land Development, LLC., a Tennessee Limited Liability Company, of record in Instrument Number 200107110073963, 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 5805 Pekay Court, 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 27th day of February, 2002.

Fred Yazdian, President
Yazdian Construction, Inc., a Tennessee Corporation

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 President of Yazdian Construction, Inc., the within name bargainor, a partnership, and that such person, as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by such person as partner.

WITNESS my hand and official seal, this 27th day of February, 2002.

C.M. Corriveau

NOTARY PUBLIC

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

My Commission Expires: June 18th, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $192,310.00

Affiant

Subscribed and sworn to before me this
27th day of February, 2002

C.M. Corriveau

Notary Public

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

My commission expires: June 18th, 2005