Return To:
First Title & Escrow
File Box 9B
#18764

Davidson County DEEDWARR
Recvd: 03/11/02 10:43 2pgs
Fees:13.00 Taxes:718.73
20020311-0030013

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

ADDRESS NEW OWNER AS FOLLOWS:
Robert S. Amonette
6628 Sugar Valley Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
SunTrust Bank
201 4th Avenue North, 7th Floor
Nashville, TN 37219

MAP-PARCEL NOS.
Map No. 181
Group 01A
Parcel No. 80

## 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 **Robert Stanton Amonette and wife, Sengamphone P. Amonette and Robert M. Amonette and wife, Claudette M. Amonette,** * 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. 209 on the Plan of SUGAR VALLEY, SECTION ONE, a Planned Unit Development, of record in Plat Book 9700, pages 709-711, 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, L.P., a Tennessee General Partnership, of record in the Instrument Number 200103150024967, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 11069, page 14; (3) Easements of record in Book 9343, page 202, Book 11262, page 933, Book 11338, pages 734 and 743, Book 5674, page 863, Book 11436, page 750 and Instrument Number 20010404-0032941; (4) By-Laws of record in Book 11069, page 24; (5) Charter of record in Book 11069, page 6; and (6) All matters appearing on the Plan of record in Plat Book 9700, page 374, and Plat Book 9700, pages 709 through 711, Register's Office for Davidson County, Tennessee.

This is improved property known as 6628 Sugar Valley 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 8th day of March, 2002.

Yazdian Construction, Inc., a Tennessee Corporation

By: Fred Yazdian, President

*as joint tenants with right of survivorship

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 8th day of March, 2002.

NOTARY PUBLIC

My Commission Expires: June 18th, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $194,250.00.

Affiant

Subscribed and sworn to before me this
8th day of March, 2002

Notary Public

My commission expires: June 18th, 2005