33-A

Davidson County DEEDWARR
Recvd: 04/05/02 08:55 2pgs
Fees:13.00 Taxes:696.67
20020405-0041662

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

ADDRESS NEW OWNER AS FOLLOWS:
Chadd R. Charles
705 Canoe Ridge Point
Antioch, TN 37013

SEND TAX BILLS TO:
Wells Fargo Home Mortgage
P.O. Box 5137
Des Moines, IA 50306

MAP-PARCEL NOS.
Map No. 173
Group 04A
Parcel No. 206

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 **Chadd R. Charles and wife, Shannon H. Charles,** 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. 206 on the Plan of OAK HIGHLANDS, PHASE TWO, a Planned Unit Development, of record in Instrument Number 199912130302267, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete accurate description of said lot.

BEING a part of the same property conveyed to Yazdian Construction, Inc., a Tennessee Corporation, by deed from Pine Oaks Properties Two, G.P., a Tennessee Genera l Partnership, of record in Instrument Number 200109110098759, 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 705 Canoe Ridge Point, Antioch, Tennessee 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 3rd day of April, 2002.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred Yazdian, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged such person to be the President of Yazdian Construction, Inc., a Tennessee Corporation, named bargainor, a Tennessee Corporation, and that such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the company as President.

WITNESS my hand and official seal, this 3rd day of April, 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 $188,290.00

Affiant

Subscribed and sworn to before me this
3rd day of April, 2002.

Notary Public

My commission expires: June 18th, 2005