Davidson County DEEDWARR
Recvd: 06/24/02 12:52 2pgs
Fees:13.00 Taxes:732.23
20020624-0075596

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

ADDRESS NEW OWNER AS FOLLOWS:
Daryl Fitzgerald
6648 Sugar Valley Drive
Nashville, TN 37211

SEND TAX BILLS TO:
ABN AMRO Mortgage Group
2600 W. Big Beaver Road
Troy, MI 48084

MAP-PARCEL NOS.
Map 181
Group 01A
Parcel No. 75

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 **Daryl Fitzgerald and wife, Stephanie L. Fitzgerald,** 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. 204 on the Plan of Sugar Valley, Section One, 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 Limited Partnership, of record in the Instrument Number 200107200077386, 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 6648 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 7th day of May, 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 7th, day of May, 2002.

Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

My Commission Expires: June 18, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $197,900.00.

Affiant

Subscribed and sworn to before me this
7th day of May, 2002

Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

My commission expires: June 18, 2005