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

ADDRESS NEW OWNER AS FOLLOWS:
Barbara J. Collier
801 Oak Springs Court
Antioch, TN. 37013

SEND TAX BILLS TO:
Countrywide Home Loans
155 N. Lake Avenue
Pasadena, CA 91109

MAP-PARCEL NOS.
Map No. 173
Group 04A
Parcel No. 308

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 **Barbara J. Collier,**** hereinafter called the Grantee, heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

**unmarried, aka Barbara June Collier

LAND in Davidson County, Tennessee, BEING Lot No. 308 on the Plan of OAK HIGHLANDS, PHASE THREE, 1ST REVISION, a Planned Unit Development, of record in Instrument Number 200201220008284, 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 200202150020387, 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 801 Oak Springs Court, 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 14th day of June, 2002.

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

Davidson County DEEDWARR
Recvd: 06/24/02 14:47 2pgs
Fees:13.00 Taxes:802.53

20020624-0075719

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 14th day of June, 2002.

Notary Public

My Commission Expires: ~~March 25, 2006~~ 3-27-04

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $216,900.00

Affiant

Subscribed and sworn to before me this
14th day of June, 2002.

Notary Public

My commission expires: ~~March 25, 2006~~ 3-27-04

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY