WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
2834 Azalea Place
Nashville, TN 37204

RECORD & RETURN TO:
SOUTHERN TITLE SERVICES, LLC
THREE MARYLAND FARMS, SUITE 15
BRENTWOOD, TN 37027

OWNER:
Name Elliott D. Ramsey
Address 5465 Oak Chase Drive
City/State/Zip Antioch, TN 37013

SEND TAX BILLS TO:
Name Wells Fargo Home Mortgage
Address B4456 Corporation, LN Dept Ste 100
City/State/Zip Virginia Beach VA 23462

FOR AND IN CONSIDERATION of the sum of **$10.00**. Yazdian Construction Inc., a Tennessee Corporation has this day bargained and sold, and does hereby transfer and convey unto Elliott D. Ramsey and Debra M. Ramsey, Husband and Wife as Joint Tenants, their heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in DAVIDSON County, State of TENNESSEE, as follows:

Land in Davidson County, Tennessee, Being Lot No. 276 on the Plan of Oak Highlands, Phase Three, 1st Revision, of record in Instrument Number 200201220008284, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being part of the same property conveyed to Yazdian Construction, Inc., a Tennessee Corporation, by Warranty Deed from Pine Oaks Properties Two, G.P., a Tennessee General Partnership, of record in Instrument Number 200202150020389, 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.

Map-Parcel No.'s: 173-04A-276

This is improved property known as: 5465 Oak Chase Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness my hand this **23rd** day of **July 2002**.

Yazdian Construction Inc., a Tennessee Corporation

Fred Yazdian, President

Davidson County DEEDWARR
Recvd: 08/05/02 10:41 2pgs
Fees:13.00 Taxes:772.93
20020805-0093390

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Fred Yazdian** with whom I am personally acquainted, and who acknowledged that **he** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **23rd** day of **July 2002**.

Commission expires **June 18, 2005**

Notary Public

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

20021241

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is $208,900.00

Affiant _____

Subscribed and sworn to before me, this the 23rd day of July, 2002.

My commission expires June 18, 2005

Notary Public - Register

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