# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/22/02 14:22 2pgs
Fees:13.00 Taxes:747.03
20020822-0101724

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

OWNER:
Name Michael R. Ohmstede
Address 625 Copper Ridge Trail
City/State/Zip Antioch, TN 37013

SEND TAX BILLS TO:
Name Wells Fargo Home Mortgage, Inc.
Address 4456 Corporation Lane
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 **Michael R. Ohmstede and Amy Renae Ohmstede, 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. 376 on the Plan of OAK HIGHLANDS, PHASE TWO, REVISION OF LOTS 373 and 376, a Planned Unit Development, of record in Instrument Number 20020328-0038197, 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 Pine Oak Properties Two, G.P., a Tennessee General Partnership, of record in Instrument Number 20020516-0060431, 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: Map 173, Group 04A, Parcel 247

This is improved property known as: 625 Copper Ridge Trail, 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 **16th** day of **August, 2002.**

**Yazdian Construction Inc.**

**By: Fred Yazdian, President**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

PERSONALLY APPEARED before me, Christopher M. Corriveau, of the state and county mentioned, personally appeared Fred Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of Yazdian Construction Inc., the within named bargainor, a Corporation, and that such Fred Yazdian, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Corporation as President.

WITNESS MY HAND and official seal at office, this **16th** day of **August, 2002.**

Commission expires **June 18, 2005**

Notary Public

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is $201,900.00

Affiant

Subscribed and sworn to before me, this the 16th day of August, 2002.

My commission expires June 18, 2005

Notary Public - Register

NOTARY PUBLIC AT LARGE
HERFORD COUNTY, TENNESSEE