Box 13
#4217

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/19/02 14:25 2pgs
Fees:13.00 Taxes:776.13
20020919-0114388

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

OWNER:
Name Joe Gregory
Address 312 Spicewood Lane
City/State/Zip Nashville, TN 37211

SEND TAX BILLS TO:
Name Prime Mortgage USA
Address 1811 North Meridian
City/State/Zip Indianapolis IN 46202

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 **Joe Gregory and Megan Gregory, 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. 69 on the Plan of Sugar Valley, a Planned Unit Development, Section Five, of record in Instrument No. 20001204-0118880, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Yazdian Construction, Inc., a Tennessee Corporation, by Warranty Deed from Hurley-Y, a Tennessee General Partnership, of record in Instrument No. 20011213-0137797, 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 181 Group 01A Parcel 148

This is improved property known as: 312 Spicewood Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
I further covenant and bind my 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 **30th** 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 **30th** day of **August 2002**.

Commission expires **June 18, 2005**

Notary Public

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

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$209,766.00**

Affiant _____

Subscribed and sworn to before me, this the 30th day of August,2002.

My commission expires June 18, 2005_____

_____
Notary Public - Register

