WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/02 11:30 2pgs
Fees:13.00 Taxes:814.68
20021002-0119803

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name Broderick Pernell Bayless
Address 5704 Hurley Court
City/State/Zip Antioch, TN 37013

SEND TAX BILLS TO:
Name GMAC Mortgage Corporation
Address P.O. Box 780
City/State/Zip Waterloo, Iowa 50704-0780

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 Broderick Pernell Bayless and Desiree A. Singleton-Bayless, 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. 455 on the Plan of October Woods, Phase 4, Section 7A, a Planned Unit Development, of record in Instrument No. 200009070088379, 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 all of the same property conveyed to Yazdian Construction, a Tennessee Corporation, by Warranty Deed from Marks Land Development, G.P., a Tennessee General Partnership, of record in Instrument No. 20020515-0059779, 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: 183-05A-261

This is improved property known as: 5704 Hurley Court, 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 our hands this **16th** day of **September 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 President, 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 **September 2002**.

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is $220,185.00

Affiant Broderick P. Boaylers

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

My commission expires June 18, 2005

Notary Public - Register

