WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/02 11:53 2pgs
Fees:13.00 Taxes:713.73

20021002-0119818

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

OWNER:
Name Eric L. Johnson
Address 529 Cinnamon Place
City/State/Zip Nashville, TN 37211

SEND TAX BILLS TO:
Name Franklin American Mortgage Company
Address 501 Corporate Centre Drive
City/State/Zip Franklin, TN 37067

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 Eric L. Johnson and Stephanie R. Johnson, 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. 90 on the Plan of Sugar Valley, Section 5, a Planned Unit Development, of record in Instrument Number 20001204011888O, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being all of the same property conveyed to Yazdian Construction, Inc., by Warranty Deed from Hurley-Y, a Tennessee General Partnership, of record in Instrument Number 200205150059859, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2003 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: 181-01A-169

This is improved property known as: 529 Cinnamon Place, 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. 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 **27th** day of **September 2002**.

Yazdian Construction Inc., a Tennessee Corporation

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 **27th** day of **September 2002**.

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE

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 **$192,900.00**

Affiant Eric Johnson Stephanie Johnson

Subscribed and sworn to before me, this the 27th day of September, 2002.

My commission expires June 18, 2005

Notary Public - Register

