# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/09/02 11:08 2pgs
Fees:13.00 Taxes:721.13

20021209-0151254

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

OWNER:
Name **Matilda H. Shields**
Address **5136 Morningwood Lane**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Wells Fargo Home Mortgage, Inc.**
Address **P.O. Box 9194**
City/State/Zip Des Moines, Iowa 50306-9194

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 **Matilda H. Shields, An Unmarried Woman, her** 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. 51 on the Plan of October Woods, Phase 5, Section 8, Planned Unit Development, of record in Instrument Number 19991214030307 and Instrument Number 199912140303098, 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 Paul E. Johnson, Jeffrey P. Johnson, Stacy J. Carter and Husband, Buford W. Carter, Lori J. Kelley, and B & Y, a Tennessee General Partnership, of record in Instrument Number 200110080109280, 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: 183-05A-222

This is improved property known as: 5136 Morningwood Lane, Antioch, Tennessee 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 **2nd** day of **December 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 **2nd** day of **December 2002**.

Commission expires **June 18, 2005**

_____
Notary Public

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

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$194,900.00**

Affiant Matthew Shield

Subscribed and sworn to before me, this the 2nd day of December, 2002.

My commission expires June 18, 2005

Notary Public - Register

