WARRANTY DEED

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

OWNER:
Name Robert Powell
Address 405 Spicewood Circle
City/State/Zip Nashville, TN 37211

SEND TAX BILLS TO:
Name Washington Mutual Bank, FA
Address 2210 Enterprise Drive
City/State/Zip Florence, SC 29501

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 Robert Powell and Brandy Powell, 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. 61 on the Plan of Sugar Valley, Section 6, a Planned Unit Development of record in Instrument No. 20020321-0034914, 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. by Warranty Deed from Hurley-Y, a Tennessee General Partnership, of record in Instrument No. 20020828-0104453, 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: Map 181, Group 01A, Parcel 208

This is improved property known as: 405 Spicewood Circle, 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 7th day of February 2003.

Yazdian Construction Inc.

By: Fred Yazdian, President

Davidson County DEEDWARR
Recvd: 02/13/03 13:29 2pgs
Fees:13.00 Taxes:760.91
20030213-0019884

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 7th day of February 2003.

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 $205,670.00

Affiant -

Subscribed and sworn to before me, this the 7th day of February,2003.

My commission expires June 18, 2005

Notary Public - Register

