WARRANTY DEED

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

OWNER:
Name **Yazdian Construction Inc.**
Address **2625 Grandview Avenue**
City/State/Zip **Nashville, TN 37211**

SEND TAX BILLS TO:
Name New Owner
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Eugenio S. Danao and Lorybeth C. Danao, Husband and Wife as Joint Tenants** have this day bargained and sold, and do hereby transfer and convey unto **Yazdian Construction Inc., 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. 49 on the Plan of Ransom Village, of record in Book 7900, pages 833 and 834, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being all of the same property conveyed to Lorybeth C. Danao and Husband Eugenio Danao, by deed from Ransom Village, Inc., of record in Book 9980, page 30, Register's Office for Davidson Cunty, 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 135, Group 14C, Parcel 49

This is improved property known as: 529 Titan 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 **my** hand this **5th** day of **February, 2003**.

Eugenio S. Danao

Lorybeth C. Danao

Davidson County DEEDWARR
Recvd: 02/13/03 13:47 2pgs
Fees:13.00 Taxes:380.73
20030213-0019904

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Eugenio S. Danao and Lorybeth C. Danao** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **5th** 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 **$102,900.00**

Affiant

Subscribed and sworn to before me, this the 5th day of February, 2003.

My commission expires June 18, 2005

Notary Public - Register

