RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 03/04/03 13:51 2pgs
Fees:13.00 Taxes:517.63
20030304-0028398

WARRANTY DEED

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

OWNER:
Name John Elder
Address 5057 Cherywood Drive
City/State/Zip Nashville, TN 37211

SEND TAX BILLS TO:
Name CTX Mortgage Company, LLC
Address 801-94th Avenue, North
City/State/Zip St. Petersburg, FL 33702

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 John M. Elder and wife, Carrie L. Elder, 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. 25 on the Plan of WHISPERING HILLS, SECTION IV, of record in Plat Book 2900, page 22, 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., a Tennessee Corporation, by Warranty Deed from John W. Stayskal and Tracy L. Stayskal, Husband and Wife as Joint Tenants, of record in Instrument Number 20021202-0148106, 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 161, Group 03, Parcel 24

This is improved property known as: 5057 Cherywood Drive, Nashville, Tennessee 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 **28th** day of **February, 2003**.

Yazdian Construction Inc.

By: Fred Yazdian, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, Mitchell A. Watts 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 **28th** day of **February, 2003**.

Commission expires 10/12/05

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is $139,900.00

Affiant Tyg Hart

Subscribed and sworn to before me, this the 28th day of February,2003.

My commission expires 10/17/06

Notary Public - Register

