WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/03 13:50 2pgs
Fees:13.00 Taxes:699.30
20030305-0029189

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

OWNER:
Name Richard Akomeah
Address 321 Spicewood Lane
City/State/Zip Nashville, TN 37211

SEND TAX BILLS TO:
Name Countrywide Home Loans Inc
Address P.O. Box 660694
City/State/Zip Dallas, Texas 75266-0694

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 Richard Akomeah and Yaa Dufie Akomeah, Husband and Wife, 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. 105 on the Plan of SUGAR VALLEY, SECTION 5, a Planned Unit Development, of record in Instrument No. 20001204-011880, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being a part of the same property conveyed to Yazdian Construction, Inc., by deed from Hurley-Y, of record in Instrument No. 20020410-0044459, 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 184

This is improved property known as: 321 Spicewood Lane, 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 **26th** day of **February 2003**.

Yazdian Construction Inc.

By: 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 **26th** day of **February 2003**.

Commission expires **June 18, 2005**

C M Corriveau
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 $189,000.00

Affiant _____

Subscribed and sworn to before me, this the 26th day of February,2003.

My commission expires June 18, 2005 _____

Notary Public - Register

