WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/03 13:54 2pgs
Fees:13.00 Taxes:795.13
20030305-0029200

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

OWNER:
Name Tanya Davis
Address 621 Copper Ridge Trail
City/State/Zip Antioch, TN 37013

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

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 Tanya Davis, a single 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. 375 on the Plan of Oak Highlands, Phase 2, Resubdivision of Lots 375 and 376, a Planned Unit Development, of record in Instrument Number 20020328-0038197, 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 deed from Pine Oaks Properties Two, G.P., a Tennessee General Partnership, of record in Instrument Number 20020516-0060431, 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: 173-04A-246

This is improved property known as: 621 Copper Ridge Trail, 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 **28th** day of **February 2003**.

Yazdian Construction Inc.

Fred Yazdian, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, Toni L. Logdahl, 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 **March 25, 2006**

Toni L. Logdahl
Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is $244,900.00

Affiant _____

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

My commission expires March 25, 2006 _____

Toni L. Hogdahl
Notary Public - Register

