WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/11/03 10:26 2pgs
Fees:13.00 Taxes:454.73
20030311-0031778

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

OWNER:
Name Joyce Kittrell
Address 3405 Anderson Road #227
City/State/Zip Antioch, TN 37013

SEND TAX BILLS TO:
Name National Bank of Commerce
Address P.O. Box 30046
City/State/Zip Durham, NC 27702-3046

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 Joyce Kittrell, 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 Unit No. 61 on the Plan of Phase 2, Final Plat, Watercrest Townhomes, a Planned Unit Development, as shown on plat of record in Plat Book 11190, page 81, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description.

Being all of the same property conveyed to Yazdian Construction, Inc., a Tennessee Corporation, by Warranty Deed from Delilah Morgan, of record in Instrument No. 20021202-0148098, 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 136, Group 15A, Parcel 61

This is improved property known as: 3405 Anderson Road #227, 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 **28th** day of **February 2003**.

Yazdian Construction Inc.

Fred Yazdian, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, Robyn H. Yazdian, 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, 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 ~~June 18, 2005~~ 11/29/2003

Robyn H. Yazdian
Notary Public

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is $122,900.00

Affiant _____

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

My commission expires 5-28-2003

_____
Notary Public - Register

