# WARRANTY DEED

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

OWNER:
Name **Wan-Qian Zhao and Yan Zhang**
Address **7041 Sugarplum Road**
City/State/Zip **Nashville, TN 37211**

SEND TAX BILLS TO:
Name **Wells Fargo Home Mortgage, Inc.**
Address **P.O. Box 10304**
City/State/Zip **Des Moines, Iowa 50306-0304**

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 **Wan-Qian Zhao and Yan Zhang,** 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. 123 on the Plan of Sugar Valley, Section 3, a Planned Unit Development, of record in Instrument Number 20000410-0035743, 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., a Tennessee Corporation, by Warranty Deed from Hurley-Y, a Tennessee General Partnership, of record in Instrument Number 20030324-0038701, 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 107

This is improved property known as: 7041 Sugarplum Road, 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 **25th** day of **July 2003**.

**Yazdian Construction Inc.**

**By: Fred Yazdian, President**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

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 **25th** day of **July 2003**.

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 08/07/03 08:51 2pgs
Fees:13.00 Taxes:702.63

20030807-0112320

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $189,900.00

Affiant _____ 07/25/2003

Subscribed and sworn to before me, this the 25th day of July, 2003.

My commission expires June 18, 2005_____

_____
Notary Public - Register

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE