Davidson County DEEDWARR
Recvd: 08/07/03 10:23 2pgs
Fees:13.00 Taxes:938.26

20030807-0112478

WARRANTY DEED

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

OWNER:
Name **William W. Evans**
Address **7241 Sugarloaf Dr**
City/State/Zip **Nashville, TN 37211**

SEND TAX BILLS TO:
Name **Countrywide Home Loans Inc**
Address **P.O. Box 660694**
City/State/Zip **Dallas, TX 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 **William W. Evans and Brenda Evans, Husband and Wife as Joint Tenants, 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. 51 on the Plan of Sugar Valley, Section 6, a Planned unit Development, of record in Instrument Number 20020321-0034914, 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 Hurley-Y, a Tennessee Partnership composed of Paul E. Johnson, Jeffrey P. Johnson, Buford W. Carter and wife, Stacey J. Carter, Lori J. Kelly, collectively as to a seventy-five, (75%) interest and Yazdian Construction, a Tennessee General Partnership, composed of Fred Yazdian, Sam Yazdian and Abe Yazdian, as to a twenty-five (25%) percent interest, by deed from Paul E. Johnson, Jeffrey P. Johnson, Stacy J. Carter and husband, Buford W. Carter, (as tenants by the entirety), and Lori J. Kelly, as tenants in common, as to a three-fourths (3/4) undivided interest and Yazdian Construction, a Tennessee General Partnership, as to a one-fourth (1/4) undivided interest and Hurley-Y, L.P., a Tennessee Limited Partnership, dated March 9, 2001, of record in Instrument No. 20010309-0022699, and further conveyed to Yazdian Construction, Inc., by Warranty Deed from Hurley-Y, a Tennessee General Partnership, dated March 24, 2003, 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 198

This is improved property known as: 7241 Sugarloaf Drive, 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 **18th** 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 **18th** day of **July, 2003**.

Commission expires **June 18, 2005**

Notary Public

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

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is $253,585.00

Affiant

Subscribed and sworn to before me, this the 18th day of July,2003.

My commission expires June 18, 2005

Notary Public - Register

