Davidson County DEEDWARR
Recvd: 01/12/04 11:13 2pgs
Fees:13.00 Taxes:758.13

20040112-0004504

WARRANTY DEED

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

OWNER:
Name **Bobby J. Brooks**
Address **613 Sugar Mill Drive**
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.** has this day bargained and sold, and does hereby transfer and convey unto **Bobby J. Brooks and Angela M. Brooks, 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. 168 on the Plan of Sugar Valley, Section One Addition, Cluster Lot SD, A Planned Unit Development, of record in Instrument Number 20030708-0093537, 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 Tennesee Corporation by Warranty Deed from Hurley-Y, a Tennessee General Partnership of record in Instrument Number 20030730-0107833, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 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 1B Parcel 28

This is improved property known as: 613 Sugar Mill 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 **9th** day of **January, 2004.**

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 **9th** day of **January, 2004.**

Commission expires **June 18, 2005**

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 **$204,900.00**

Affiant

Subscribed and sworn to before me, this the 9th day of January, 2004.

My commission expires June 18, 2005

Notary Public - Register

