Davidson County DEEDWARR
Recvd: 03/12/04 15:30 2pgs
Fees:13.00 Taxes:739.63
20040312-0028883

WARRANTY DEED

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

OWNER:
Name **Julius Chance Turner**
Address **1104 Streamdale Point East**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Cherry Creek Mortgage**
Address **7600 E. Orchard Rd #250-N**
City/State/Zip **Greenwood Village, CO 80111**

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 **Julius Chance Turner, an unmarried person, his** 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 Number 79 on the Plan of Deer Valley, Section 1, a Cluster Lot Development , a Planned Unit Development, of record in Instrument Number 20030205-0016206, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Pine Oaks Properties Two, L.L.P., a Tennessee Limited Liability Partnership, now known as Pine Oaks Properties Two, G.P., a Tennessee General Partnership as evidenced by instrument of record in Instrument Number 20001006-0099635, by Deed dated December 3, 1999 from Alma Eubank, James Gossett and Nancy D. York, as sole heirs-at-law of Daisy Clark Gossett, deceased, of record in Instrument Number 19991207-0300314, Register's Office for Davidson County, Tennessee, and then further conveyed to Yazdian Construction, Inc. a Tennessee Corporation, by Deed dated September 9, 2003 from Pine Oaks Properties Two, G.P., a Tennessee General Partnership, of record in Instrument Number 20030911-0133639, 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 173 Group 08A Parcel 16

This is improved property known as: 1104 Streamdale Point East, 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 **27th** day of **February 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 **27th** day of **February 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 **$199,900.00**

Affiant

Subscribed and sworn to before me, this the 27th day of February,2004.

My commission expires June 18, 2005

Notary Public - Register

