Davidson County DEEDWARR
Recvd: 07/21/04 15:58 2pgs
Fees:13.00 Taxes:676.73

20040721-0087524

WARRANTY DEED

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

OWNER:		SEND TAX BILLS TO:	
Name	**L. Dean Shoemaker**	Name	**America's Wholesale Lender**
Address	**7256 Santeelah Way**	Address	**P.O. Box 660694**
City/State/Zip	**Antioch, TN 37013**	City/State/Zip	**Dallas, Texas 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 **L. Dean Shoemaker and Karen W. Shoemaker, 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. 159 Indian Creek Subdivision, a Planned Unit Development, Section Five, of record in Instrument Number 20030424-0055115, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Yazdian Construction Inc., a Tennessee Corporation, by Warranty Deed from Hurley-Y, a Tennessee General Partnership, dated May 29, 2003, of record in Instrument Number 20030530-0073384, 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 3OA, Parcel 159

This is improved property known as: 7256 Santeelah Way, 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 **16th** day of **July, 2004**.

Yazdian Construction Inc.

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 **16th** day of **July, 2004**.

Commission expires **June 18, 2005**

Notary Public

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 **$182,900.00**

Affiant L Dean Shaver

Subscribed and sworn to before me, this the 16th day of July,2004

My commission expires: 06/18/05

C M. Corrn
Notary Public - Register

