Davidson County DEEDWARR
Recvd: 08/11/04 10:11 2pgs
Fees:13.00 Taxes:751.10

20040811-0096981

WARRANTY DEED

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

OWNER:
Name **Nam Van Tran**
Address **5633 Deer Valley Trail**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **America's Wholesale Lender**
Address **P.O. Box 660694**
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 **Nam Van Tran and Tinh T. Nguyen, 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. 81 on the Final Plat of Section One of Deer Valley, "Cluster Lot Subdivision", 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 of said lot.

Being part of the same property conveyed to Yazdian Construction, Inc., A Tennessee Corporation, by deed from Pine Oaks Properties Two, G.P., A Tennessee General Partnership, dated September 9, 2003, as 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: 173-08A-14

This is improved property known as: 5633 Deer Valley Trail, 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 **6th** day of **August, 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 **6th** day of **August, 2004.**

C. M. Corriveau

Commission expires **June 18, 2005**

Notary Public

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$203,000.00**

Affiant _____

Subscribed and sworn to before me, this the 6th day of August,2004.

My commission expires: 06/18/05

_____
Notary Public - Register

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE