WARRANTY DEED

FILE BOX 19B
04-12-011-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st day of December, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
YAZDIAN CONSTRUCTION, INC., A TENNESSEE CORPORATION	" NEW OWNER "	181-03-0-A
(NAME) 2625 Grandview Avenue	(NAME)	034,035,037&128
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **EUGENE COLLINS**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **YAZDIAN CONSTRUCTION, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

(TRACT I)
LAND in Davidson County, Tennessee being Lots Nos. 34, 35, and 37 on the Plan of Indian Creek Estates, a Planned Unit Development, Section One of record in Book 9700, Page 556 and 557, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to EUGENE T. COLLINS by Deed from GREGORY S. PERRONE, TRUSTEE, WITH FULL POWER TO TRANSFER, CONVEY, LEASE, MORTGAGE OR OTHERWISE ENCUMBER, WITHOUT JOINDERS OF ANY BENEFICIARY, of record in Instrument No. 20010823-0091322 and in Instrument No. 20020701-0078893, Register's Office for Davidson County, Tennessee.

(TRACT II)
LAND in Davidson County, Tennessee being Lot No. 128, on the Plan of Indian Creek Estates, a Planned Unit Development, Section Four, of record in Book 11700, Page 15, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to GREGORY S. PERRONE, TRUSTEE, WITH FULL POWER TO TRANSFER, CONVEY, LEASE, MORTGAGE OR OTHERWISE ENCUMBER, WITHOUT JOINDERS OF ANY BENEFICIARY by Deed from BENEDICT MARINO AND WIFE, CATHERINE M. MARINO, of record in Book 10165, Page 735, Register's Office for Davidson County, Tennessee. AND further conveyed to EUGENE COLLINS in instrument of record in Instrument No. _____, recorded simultaneously herewith.

X 20041222-0152039

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Indian Creek, of record in Book 10752, Page 553, made applicable in Book 11708, Page 575, and as amended in Instrument No. 20000727-0074152, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

BEING unimproved ☒
Improved ☐ property known as: Lots Nos. 34, 35&37 (S/1) & 128 (S/4) Indian Creek, Antioch, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 12/22/04 09:21 2pgs
Fees:13.00 Taxes:321.90

20041222-0152040

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS WHEREOF, my hand, this 21st day of December, 2004.

EUGENE COLLINS

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **EUGENE COLLINS**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of December, 2004.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.