WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/05 15:12 2 pgs
Fees:13.00 Taxes:937.21
20050202-0012466

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

OWNER:
Name **Wamon Charles Buggs**
Address **5700 Sonoma Trace**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **New Owner**
Address
City/State/Zip

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 **Wamon Charles Buggs and Kathy Floyd-Buggs, 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. 323 on the Plan of Oak Highlands, Section Four, a Planned Unit Development, of record in Instrument No. 20040128-0010661, 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 Pine Oaks Properties Two, L.L.P., a Tennessee Limited Liability Partnership, by Warranty Deed from Sun NLF Limited Partnership, a Delaware Limited Partnership, dated April 2, 1998, recorded April 9, 1998, in record Book 10881, page 126, and further conveyed to Yazdian Construction, Inc., a Tennessee Corporation, by Quit Claim Deed from Pine Oaks Properties Two, LLP, a Tennessee Limited Liability Partnership n.k.a. Pine Oaks Properties Two, GP, a Tennessee General Partnership, of record in Instrument Number 20050202-0012465 **Register's Office for Davidson County, Tennessee.**

This conveyance is subject to taxes for the year 2005 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 4A Parcel 354

This is improved property known as: 5700 Sonoma Trace, 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 **20th** day of **January , 2005.**

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 **20th** day of **January, 2005.**

C.M. Corriveau

Commission expires **6-18-05**

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 **$253,300.00**

Affiant Warren Charles Buggs

Subscribed and sworn to before me, this the 20th day of January 2005.

My commission expires: 6-18-05

C.M. Corrin

Notary Public - Register

C. M. CORRIGAN
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE