Davidson County DEEDWARR
Recvd: 03/15/05 15:28 2 pgs
Fees:13.00 Taxes:920.93

20050315-0028556

WARRANTY DEED

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

OWNER:
Name **Victoria Taylor**
Address **633 Sugar Mill Drive**
City/State/Zip **Nashville, TN 37211**

SEND TAX BILLS TO: New Owner
Name
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 **Victoria Taylor, an Unmarried Person, her** 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. 163 on the Plan of Section One Addition to Sugar Valley, a Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument Number 20040622-0073636, 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 Hurley-Y, a Tennessee General Partnership, of record in Instrument Number 20040820-0101075, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 and subsequent years; the rights of others in and to the common elements; Bylaws of record in Book 11069, page 24, Register's Office for Davidson County, Tennessee; Charter of record in Book 11069, page 6, Register's Office for Davidson County, Tennessee; Sanitary Sewer Easement of record in Instrument Numbers 20010918-0100850 and 20040426-0046856, Register's Office for Davidson County, Tennessee; Storm Water Detention Agreement of record in Instrument Numbers 20020722-0087469 and 20040305-0025147, Register's Office for Davidson County, Tennessee; and Declarations, Restrictions, Conditions, and Covenants of record in Book 11069, page 14, Instrument Number 20030708-0093637, Instrument Number 20040203-0013041, Instrument Number 20040623-0074495, and Instrument Number20050106-0002201, Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: 181-1-O-B-80

This is improved property known as: 633 Sugar Mill Drive, Nashville, TN 37211.

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 **8th** day of **March, 2005.**

Yazdian Construction Inc.

By: Fred Yazdian, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, Jeffrey C. Horn, 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 8th day of March, 2005.

Commission expires 1/26/08

JEFFREY C. HORN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Jeffrey C. Horn
Notary Public

My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF Davidson

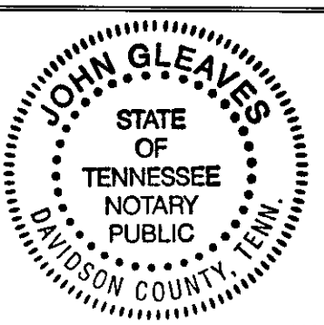
The actual consideration or value whichever is greater, for this transfer is **$248,900.00**

Affiant Carrie Tiesler

Subscribed and sworn to before me, this the 8th day of March, 2005.

My commission expires:

Notary Public - Register



My Commission Expires JULY 29, 2006