Davidson County DEEDWARR
Recvd: 05/17/05 15:34 2 pg
Fees:13.00 Taxes:700.78
20050517-0055737

WARRANTY DEED

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

OWNER:
Name **Prat Itharat**
Address **1009 Streamdale Point Drive**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Bank of America**
Address **P.O. Box 17404**
City/State/Zip **Baltimore, MD 21297-1404**

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 **Prat Itharat, an unmarried person, and Noelle M. McKenzie, an unmarried person, 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 Number 38 on the Final Plat, Section 1 of Deer Valley, a "Cluster Lot Subdivision", a Planned Unit Development, of record in Instrument Number 20030205-0016206, 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 all of the same property conveyed to Yazdian Construction, Inc., a Tennessee Corporation, by Warranty Deed from Pine Oaks Properties Two, G.P., a Tennessee General Partnership, dated July 22, 2004, recorded July 26, 2004, of record in Instrument Number 20040726-0088752, 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 8A Parcel 8CO

This is improved property known as: 1009 Streamdale Point Drive, 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 **9th** day of **May, 2005**.

Yazdian Construction Inc.

By: Fred Yazdian, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, C.M. Corriveau, of the state and county mentioned, 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 **9th** day of **May, 2005**.

Commission expires _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAR. 21, 2009

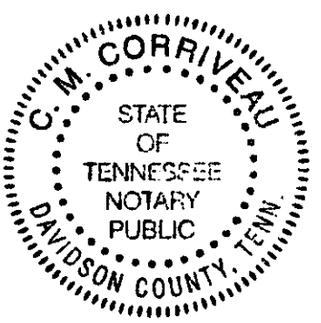
STATE OF TENNESSEE
COUNTY OF **Davidson**

The actual consideration or value whichever is greater for this transfer is **$189,400.00**

Affiant _____

Subscribed and sworn to before me, this the 9th day of May,2005.

My commission expires: _____
Notary Public - Register



My Commission Expires MAR. 21, 2009