Davidson County DEEDWARR
Recvd: 06/23/05 09:49 2 pg
Fees:13.00 Taxes:717.43

20050623-0072038

WARRANTY DEED

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

OWNER:
Name Shane R. Callahan
Address 7057 Sugar Plum Rd.
City/State/Zip Nashville, TN 37211

SEND TAX BILLS TO:
Name Market Street Mortgage Corporation
Address PO Box 22128
City/State/Zip Tampa, FL 33622-2128

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Yazdian Construction Inc., a Tennessee Corporation has this day bargained and sold, and does hereby transfer and convey unto **Shane R. Callahan and Samantha Callahan, Husband and Wife,** its successors and assigns, all its right, title and interest in and to property located in DAVIDSON County, State of TENNESSEE, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 127, on the Plan of Section Five, Sugar Valley, a Planned Unit Development of record in Instrument No. 20001204-011880, 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 Yazdian Construction, Inc., a Tennessee Corporation, by Warranty Deed dated November 19, 2004, from Hurley-Y, a Tennessee General Partnership, of record in Instrument No. 20041122-0140047, 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: 181.01-0A-187.00

This is improved property known as: 7057 Sugar Plum Rd., 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 15th day of June, 2005.

Yazdian Construction Inc.

By: Fred Yazdian, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, the undersigned notary public, 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 15th day of June, 2005.

Commission expires 1/26/08

Notary Public

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

My Commission Expires JAN. 26, 2008

Vision Form 8DD01TN Rev. 07/08/96

STATE OF TENNESSEE
COUNTY OF **Davidson**

The actual consideration or value whichever is greater, for this transfer is **$193,900.00**

Affiant _____

Subscribed and sworn to before me, this the 15th day of June, 2005.

My commission expires: _____
Notary Public - Register

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

My Commission Expires JAN. 26, 2008