Davidson County DEEDWARR
Recvd: 07/19/05 10:21 2 pgs
Fees:13.00 Taxes:802.53
20050719-0083626

WARRANTY DEED

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

OWNER:
Name **Brian S. Chaffin**
Address **7282 Sugarloaf Drive**
City/State/Zip **Nashville, TN**

SEND TAX BILLS TO:
Name **Market Street Mortgage Corporation**
Address P.O. 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 ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Brian S. Chaffin and Joan L. Spence,** Husband and Wife **("Grantee")** 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. 152 on the Plan of Section Two, Addition to Sugar Valley, a RS10 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 and accurate legal description of said lot.

Being part of the same property conveyed to Hurley-Y, a Tennessee Genaeral Partnership, composed of Paul E. Johnson, Jeffrey P. Johnson, Buford W. Carter and wife, Stacy J. Carter and Lori J. Kelley and Yazdian Construction, a Tennessee general partnership, composed of Fred Yazdian, Sam Yazdian and Abe Yazdian, by Deed from William K. Edwards and Wife, Katie Edwards, of record in Instrument Number 20010815-0087973, Register's Office for Davidson County, Tennessee, and further conveyed to Yazdian Construction, Inc., a Tennessee Corporation, dated February 8, 2005, recorded February 9, 2005, of record in Instrument Number 20050209-0015244, 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: 181-1-O-B-69

This is improved property known as: 7282 Sugarloaf Drive, Nashville, TN.

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 **July, 2005.**

Yazdian Construction Inc.

By: Fred Yazdian, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, the undersigned, 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 **8th** day of **July, 2005.**

Commission expires _____

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 **$216,900.00**

Affiant Brian A Chaf

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

My commission expires: C. M. Corriveau

Notary Public - Register

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

My Commission Expires MAR. 21, 2009