Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

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

Davidson County DEEDWARR
Recvd: 09/01/05 13:29 2 pgs
Fees:13.00 Taxes:906.13
20050901-0105110

OWNER:
Name **John Lee Smith**
Address **7636 Mintleaf Drive**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name OWNER
Address
City/State/Zip

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 **John Lee Smith and Carol V. Smith, 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. 137, on the Plan of Phase One, 2nd Addition to Sugar Valley, a RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument Number 20050105-0001853, 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 Sugar Valley, G.P., a Tennessee General Partnership, by Deed from Delvin Farms, L.P., a Tennessee limited partnership, dated December 9, 2002, recorded December 10, 2002, of record in Instrument Number 20021210-0152156, Register's Office for Davidson County, Tennessee, and further conveyed to Yazdian Construction, Inc., a Tennessee Corporation, by Warranty Deed dated January 31, 2005, recorded January 31, 2005, from Sugar Valley, G.P., a Tennessee General Partnership, of record in Instrument Number 20050131-0011312, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 to be assumed by Grantors 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-111

This is improved property known as: 7636 Mintleaf 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 **29th** day of **August, 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 29th day of August, 2005.

Commission expires _____

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

Notary Public

My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value whichever is greater, for this transfer is **$244,900.00**

Affiant Carol V. Smith

Subscribed and sworn to before me, this the 29th day of August, 2005.

My commission expires: 7-19-08

Notary Public - Register

