Davidson County DEEDWARR
Recvd: 10/06/05 14:51 2 pgs
Fees:13.00 Taxes:961.63

20051006-0120884

WARRANTY DEED

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

OWNER:
Name Sandra F. Bradford
Address 5504 Oak Chase Drive
City/State/Zip Antioch, TN 37013

SEND TAX BILLS TO: Same as owner
Name
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 Sandra F. Bradford and Husband, Timothy L. Bradford, ("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. 351 on the Plan of Section Four Oak Highlands, a Planned Unit Development, of record in the Instrument Number 20040128-0010661, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being a part of the same property conveyed to Yazdian Construction, Inc., a Tennessee corporation, by Quit Claim Deed from Pine Oaks Properties Two, G.P., a Tennessee general partnership, dated March 31, 2005, of record in Instrument Number 20050407-0038544, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assesments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 173 Group 4A Parcel 384CO

This is improved property known as: 5504 Oak Chase 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 September, 2005.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Yazdian Construction, Inc.

PRES.

By: Fred Yazdian, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, the undersigned, of the state and county mentioned, ~~Mansour Mike Sedaghat~~ Fred Yazdian CC, 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 ~~Mansour Mike Sedaghat~~ Fred Yazdian CC 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 September, 2005.

Commission expires _____

GREGORY D. VADEN NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 24,2007

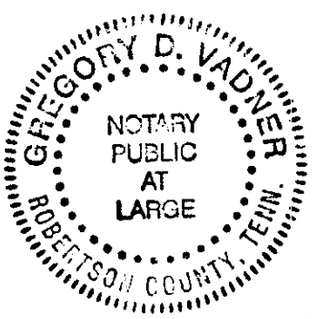
STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$259,900.00**

Affiant _____

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

My commission expires: _____
Notary Public - Register



My Commission Expires JULY 24,2007