Davidson County DEEDWARR
Recvd: 10/24/05 10:20 2 pg:
Fees:13.00 Taxes:992.72
20051024-0127847

WARRANTY DEED

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

OWNER:
Name **Ouy Thammavongsa**
Address **808 Sugar Loaf Court**
City/State/Zip **Nashville, TN 37211**

SEND TAX BILLS TO:
Name **Countrywide Home Loans Inc.**
Address **P.O. Box 660694**
City/State/Zip **Dallas, TX. 75266-0694**

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 **Ouy Thammavongsa and wife, Hongkham Luangpaseuth, ("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. 144 on the Plan of Section Two Addition to Sugar Valley, RS10, Cluster lot Subdivision, a Planned Unit Development, of record in Instrument Number 20040622-0073636, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete and accurate legal description thereof.

Being part of the same property conveyed to Hurley-Y, a Tennessee General Partnership composed of Paul E. Johnson, Jeffrey P. Johnson, Buford W. Carter and wife, Stacy J. Carter, Lori J. Kelley and Yazdian Construction, a Tennessee General Partnership composed of Fred Yazdian, Sam Yazdian, and Abe Yazdian, by Deed dated August 13, 2001 from William K. Edwards and wife Katie Edwards, as of record in Instrument Number 20010815-0087973, Register's Office for Davidson County, Tennessee, and further conveyed to Yazdian Construction, Inc.,a Tennessee Corporation, by Deed from Hurley-Y, a Tennessee General Partnership, dated June 1, 2005, recorded June 2, 2005, of record in Instrument Number 20050602-0062755, 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 assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 181 Group 1B Parcel 61CO

This is improved property known as: 808 Sugar Loaf Court, 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 **17th** day of **October, 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 **17th** day of **October, 2005.**

Commission expires _____

Notary Public

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

My Commission Expires JAN. 26, 2006

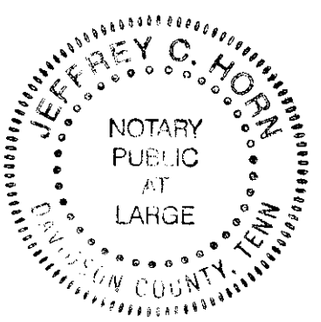
STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$268,302.00**

Affiant _____

Subscribed and sworn to before me, this the 17th day of October,2005

My commission expires: _____
Notary Public - Register



My Commission Expires JAN. 26, 2008