BOX 13
10557

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/05 12:11 2 pgs
Fees:13.00 Taxes:972.35
20051101-0131897

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

OWNER:		SEND TAX BILLS TO:	
Name	**Seyed Moe Baghernejad**	Name	New Owner
Address	**7065 Sugarplum Road**	Address	
City/State/Zip	**Nashville, TN 37211**	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 **Seyed Moe Baghernejad and Cheryl Baghernejad, 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. 19 on the Plan of Phase One, 2nd Addition to Sugar Valley RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument Number 20050105-0001853, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being part of the same property conveyed to Yazdian Construction, Inc., a Tennessee corporation, by Warranty Deed from Sugar Valley, G.P., a Tennessee general partnership, of record in Instrument Number 20050401-0035771, 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: Part of Map 181, Parcel 19

This is improved property known as: 7065 Sugarplum Road, 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 **21st** 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 **21st** day of **October, 2005.**

Commission expires

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

SMS Vision Form SDD01TN Rev. 07/08/96

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF Davidsn

The actual consideration or value whichever is greater, for this transfer is $262,796.00

Affiant _____

Subscribed and sworn to before me, this the 21st day of October,2005.

My commission expires:
7-25-09

_____
Notary Public - Register

