Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/05 14:49 2 pgs
Fees:13.00 Taxes:728.90

20051212-0149163

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 197,000.00

Albert Bardayan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF November 2005
December

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

LAURA A. BEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert Bardayan (NAME)	Wells Fargo Bank, N.A. (NAME)	MAP 151-9A
6312 Paddington Way (ADDRESS)	3480 Stateview Blvd. (ADDRESS)	PARCEL 58
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Fort Mill, SC 29715 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Wendy B. Steagald, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Albert Bardayan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 58, on the Plan of Phase 1, Section 1, Long Hunter Chase, a Planned Unite Development, of record in Plat Book 7900, pages 829, 830, and 831, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wendy B. Steagald by deed dated 9/17/99 from Michael J. Steagald of record in Book 11716, page 822, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 9430, page 251; Book 9534, page 938; and Book 9534, page 942; By-Laws of record in Book 9430, page 279; Charter of record in Book 9433, page 953; and Deeds of Conveyance of common area of record in Book 9988, page 946; Book 9988, page 950 and Book 9588, page 930 said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 9700, pages 829-831, said Register's Office.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 6312 Paddington Way, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21st day of November, 2005.

Wendy B. Steagald

Wendy B. Steagald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wendy B. Steagald

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of November 2005.

Commission expires 11/14/09

Laura A. Beasley
Notary Public

LAURA A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public