2nd

Davidson County DEEDWARR
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Fees:13.00 Taxes:912.08

20051221-0152727

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#345

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Daniel Barrett	Market Street mtg Co.	Map 181-1B
813 Sugarloaf Court	213 Overlook Circle, Ste 4	Parcel 63
Nashville, TN 37211	Brentwood, TN 37027	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Yazdian Construction, Inc., a Tennessee Corporation,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Daniel Barrett, unmarried** (The "Grantee"), his heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Section Two Addition to Sugar Valley, a RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20040622-0073636, said Register's Office, to which said plan reference is hereby made for a more complete and accurate description thereof

Being part of the same property conveyed to Yazdian Construction, Inc., a Tennessee Corporation by warranty deed dated June 17, 2005 from Hurley-Y, a Tennessee General Partnership of record in Instrument No. 20050620-0070653, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2006 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Book 11069, Page 14, and Instrument No. 20040623-0074495, said Register's Office. Easements of record in Instrument No. 20040902-0106369, said Register's Office.**
3. **Charter of Sugar Valley Home Owners Association of record in Book 11069, Page 6, said Register's Office.**
4. **All matters appearing of record in Plat Instrument No. 20040622-0073636, said Register's Office.**

This is improved property commonly known as **813 Sugarloaf Court, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $~~244,009.00~~ 246,509.00

Daniel M Barrett
Affiant

Subscribed and sworn to before me this 14th **day of December, 2005**

Judy Painter-Rose
Notary public:

JUDY PAINTER-ROSE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: March 31, 2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14th day of **December, 2005**.

Yazdian Construction, Inc.

By: _____

Fred Yazdian, President

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Fred Yazdian,** with whom I am personally acquainted, or proved to me to be the president of Yazdian Construction, Inc., on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of **December, 2005.**

Judy Painter-Rose
Notary Public

JUDY PAINTER-ROSE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: March 31, 2007