WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/05 12:15 3 pgs
Fees:18.00 Taxes:865.43
20051228-0155270

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

OWNER:
Name **Thomas A. Patton**
Address **5713 Sonoma Trace**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **NEW OWNER**
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 **Thomas A. Patton, unmarried**, and Shauna Franklin, unmarried, **("Grantee") their** 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. 291, on the Plan of Final Plat Section Four, Oak Highlands, a Planned Unit Development, of record in Instrument Number 20040128-0010661, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Yazdian Construction, Inc., a Tennessee corporation, by Deed from Pine Oaks Properties Two, LLP, a Tennessee limited liability partnership, n.k.a. Pine Oaks Properties Two, G.P., a Tennessee general partnership, dated June 17, 2005, of record in Instrument Number 20050620-0070667, 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: 173-4-O-A-320-CO

This is improved property known as: 5713 Sonoma Trace, 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 **21st** day of **December, 2005.**

Yazdian Construction Inc.

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 **December, 2005.**

Commission expires _____

Notary Public

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

My Commission Expires JAN 26, 2008

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

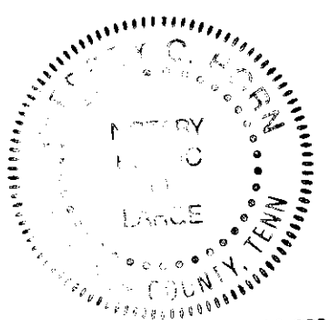
The actual consideration or value whichever is greater, for this transfer is **$233,900.00**

Affiant Thomas A. Patton

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

My commission expires:

Notary Public - Register



My Commission Expires JAN. 26, 2008

Exhibit A

Land in Davidson County, Tennessee being Lot No. 291, on the Plan of Final Plat Section Four, Oak Highlands, a Planned Unit Development, of record in Instrument Number 20040128-0010661, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

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