Davidson County DEEDWARR
Recvd: 06/16/06 14:08 2 pgs
Fees:13.00 Taxes:809.93

20060616-0072153

WARRANTY DEED	I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $218,900.00, which amount is equal to or greater than the amount which the property transferred would command at fair and voluntary sale. Natalie Hoffman Subscribed and sworn to before me this 15 day of June, 2006. Notary Public — Commission Expires 7/25/09

JENNIFER L. CHANEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Archer Land Title, 790 Old Hickory Blvd. Ste 286, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP -- PARCEL NUMBERS:
Karin M. Cook	Karin M. Cook	173-08-0-A025.00-CO
904 Creekedge Court	904 Creekedge Court	
Antioch, TN 37013	Antioch, TN 37013	

THIS INDENTURE WITNESSETH, that Yazdian Construction, Inc., a Tennessee corporation, Grantor(s) of Davidson County, in the State of Tennessee, CONVEY AND TRANSFER TO Karin M. Cook and husband, Brian M. Cook, Grantee(s), of Davidson County, in the State of Tennessee, for the sum of the consideration above, the receipt of which is hereby acknowledged, the following described real estate in Davidson County, in the State of Tennessee:

LAND in Davidson County, Tennessee being Lot No. 70, on the Final Plat, Section One of Deer Valley, "Cluster Lot" Subdivision, a Planned Unit Development, of record in Instrument No. 20030205-0016206, 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 the same property conveyed to YAZDIAN CONSTRUCTION, INC., A TENNESSEE CORPORATION by Deed from PINE OAKS PROPERTIES TWO, G.P., A TENNESSEE GENERAL PARTNERSHIP, dated June 17, 2005 and recorded June 20, 2005, of record in Instrument No. 20050620-0070669, Register's Office for Davidson County, Tennessee.

Subject to any and all applicable restrictions and easements of record.

This is improved property known as: 904 Creekedge Court, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 15 day of June, 2006.

Grantor: Yazdian Construction, Inc.

Signature: _____ PRES.

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at office at Davidson Cty on this the 15 day of June, 2006.

_____
Notary Public

Commission Expires: 7/25/09

JENNIFER L. CHARLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return Deed To: Archer Land Title, Inc. 750 Old Hickory Blvd. Ste 286, Brentwood, TN 37027