This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060285

Davidson County DEEDWARR
Recvd: 06/19/06 15:43 3 pgs
Fees:18.00 Taxes:998.63

20060619-0073151

Send Tax Bills To:
Lam Bui
7361 Sugarloaf Drive
Nashville, TN 37211

New Owner is:
Lam Bui
505 Reischa Sue Circle
Nashville, Tn. 37211

MAP: 181-9-0-B
PARCEL: 186.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Yazdian Construction, Inc.** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Lam Bui and wife Loan T. Nguyern**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee being Lot No.116 on the Plan of Section Three Addition to Sugar Valley, RS10 Cluster Lot Subdivision, a Planned Unit Development of record in Instrument No. 20050629-0074915, in 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 Warranty Deed from HURLEY-Y, A TENNESSEE PARTNERSHIP composed of Paul E. Johnson (now deceased), Jeffrey P. Johnson, Buford W. Carter and wife Stacy J. Carter and Lori J. Kelley and Yazdian Construction, a Tennessee General Partnership, composed of Fred Yazdian, Sam Yazdian and Abe Yazdian, dated November 18, 2005 , recorded November 23, 2005, Instrument No. 20051123-0141982 , in Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Sugar Valley, Section three Addition, of record in Book 11069, Page 14 and as applicable in Instrument No. 20050629-0074848, Register's Office for Davidson county, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of April, 2006.

GRANTOR:

_____

Yazdian Construction, Inc.

By: _____

Its: _____

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Fred Yazdian, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the President of the **Yazdian Construction, Inc.** the within named bargainor, and that he/she as such president, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 28th day of April, 2006.

_____
Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $269,900.00.

Peggy A. Hill
Affiant

SWORN TO and subscribed before me this 28th day of April, 2006.

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My commission expires:

9/16/09