WARRANTY DEED

FILE BOX 19B
06-06-026-C

Davidson County DEEDWARR
Recvd: 07/26/06 15:21 2 pgs
Fees:13.00 Taxes:858.03
20060726-0090476

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th day of July, 2006.

Notary Public

My Commission Expires: 5/24/08 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
GEORGE POWELL, JR AND MARY B. POWELL, HUSBAND AND WIFE	Market Street Mortgage	173-04-A
(NAME) 5112 W. Oak Highland Drive	(NAME) PO BOX 22128	147.00 CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Tampa, FL 33622	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **YAZDIAN CONSTRUCTION, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GEORGE POWELL, JR AND MARY B. POWELL, HUSBAND AND WIFE**, hereinafter called the Grantee(s), 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. 147, on the plan of Phase One of Oak Highlands of record in Book 6900, Pages 432-435, said Register's Office.

BEING the same property conveyed to SAM YAZDIAN and ABE YAZDIAN, each as to a one-half (1/2) undivided interest as Tenants in Common , by Quit Claim Deed from PINE OAKS PROPERTIES, G.P., a Tennessee General Partnership , of record in Instrument No. 20051206-0146674, dated December 6, 2005, Register's Office for Davidson County, Tennessee.
Having been conveyed to Pine Oaks Properties, G.P., a Tennessee General Partnership of record in Book 10654, Page 316, dated October 22, 1997, said Register's Office.*

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Oak Highlands, of record in Book 7350, Page 24, re-recorded in Book 7367, Page 587, amended in Book 8765, Page 77 and Book 7337, Page 90, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

*And further conveyed by Quitclaim Deed of record in Instrument No. 20060726-0090475, recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: 5112 W. Oak Highland Drive, Antioch, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 7th day of July, 2006

YAZDIAN CONSTRUCTION, INC.,
A TENNESSEE CORPORATION

By: _____
FRED YAZDIAN, PRESIDENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County 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 oath acknowledged himself to be the President of **YAZDIAN CONSTRUCTION, INC., A TENNESSEE CORPORATION,** the within named bargainor(s), a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 7th day of July, 2006.

My Commission Expires: 5-24-08

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public