Prepared By & Return To:
WEISS & WEISS, ATTORNEYS AT LAW
761 Old Hickory Blvd., Ste. 301
Brentwood, TN 37027
#06-09-019-D

MAP & PARCELS
92-10/113.00

Davidson County DEEDWARR
Recvd: 11/16/06 09:06 2 pgs
Fees:13.00 Taxes:381.10
20061116-0142229

STATE OF TENNESEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$103,000.00.**

Affiant

Subscribed and sworn to before me this the 14th day of NOVEMBER, 2006.

My Commission Expires: 3/31/07

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:
BERHANU S. MARUT
7609 Mint Leaf Drive
Antioch, TN 37013

SEND TAX BILLS TO:
"NEW OWNER"

SPECIAL WARRANTY DEED

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 consideration, the receipt and sufficiency all of which is hereby acknowledged, **Y & F BUILDERS, A PARTNERSHIP WITH FRED YAZDIAN AS GENERAL PARTNER**, hereinafter called the **"Grantors"**, has bargained and sold, and by these presents does transfer and convey unto **BERHANU S. MERUT, MARRIED**, hereinafter called the **"Grantee"**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 73 on the map of T.M. Steger's Clifton Pike Subdivision of record in Book 421, Page 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 73 fronts 40-feet on the southerly side of Torbett Ave., formerly West Hill Street, and runs back between parallel lines, 125 feet to an alley.

BEING the same property conveyed to YAZDIAN CONSTRUCTION, A TENNESSEE PARTNERSHIP by Deed from SIROOS YAZDIAN, dated May 26, 2005, of record in Book 9691, Page 535, Register's Office for Davidson County, Tennessee. Further conveyed from Siroos Yazdian dated 12/20/88, said Register's Office.

Grantor covenants and binds itself, its representatives, successors and assigns, to warrant specifically and forever defend the title to the said real estate to Grantee, his/hers/their heirs and/or assigns, against the lawful claims of all persons claiming through and/or under the Grantor.

IN WITNESS WHEREOF, the Grantors has caused its name to be affixed hereto, by its duly authorized officer, on this 14th day of NOVEMBER, 2006.

YAZDIAN CONSTRUCTION,
A TENNESSEE PARTNERSHIP

By: _____
FRED YAZDIAN, GENERAL PARTNER

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, acknowledge himself to be the GENERAL PARTNER of **YAZDIAN CONSTRUCTION, A TENNESSEE PARTNERSHIP,** the within named bargainor, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership.

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of November, 2006.

My Commission Expires: 3/31/07

_____
Notary Public