Prepared By & Return To:
**WEISS & WEISS, ATTORNEYS AT** LAW
761 Old Hickory Blvd., Ste. 301
Brentwood, TN 37027
#06-10-036-D

MAP & PARCELS
92-10/81.00

Davidson County DEEDWARR
Recvd: 11/16/06 09:11 2 pgs
Fees:13.00 Taxes:304.88
**20061116-0142235**

STATE OF TENNESEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is **$82,400.00.**

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 Nos. 36 & 37 on the Plan 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.

BEING the same property conveyed to Y & F BUILDERS, A PARTNERSHIP with FRED YAZDIAN as General Partner by Deed from ROBERT HALL AND WIFE, LAVERTA HALL, dated March 10, 1989, of record in Book 7792, Page 695, Register's Office for Davidson County, Tennessee.

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.

**Y & F BUILDERS, A PARTNERSHIP WITH FRED YAZDIAN AS GENERAL PARTNER**

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 **Y & F BUILDERS, A PARTNERSHIP with Fred Yazdian as General Partner**, 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