WARRANTY DEED

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

07-05-057-C

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of June, 2007

Notary Public

My Commission Expires: 01/03/11 (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
ANTHONY A. HAYNES and wife, CAROLYN E. HAYNES	SUNTRUST MORTGAGE, INC.	173-4-A
(NAME) 5116 West Oak Highland Drive	(NAME) 201 4TH AVE. NORTH, 7TH FLOOR	146.00CO
(ADDRESS) Cane Ridge, TN 37013	(ADDRESS) NASHVILLE, TN 37219	
(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, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANTHONY A. HAYNES and wife, CAROLYN E. HAYNES**, hereinafter called the Grantee(s), their successors 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. 146 on the plan of Phase One of Oak Highlands of record in Book 6900, Page 432 and Book 6900, Page 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 Deed from Pine Oaks Properties, G.P., A Tennessee General Partnership of record in Instrument No. 20051206-146674, Register's Office for Davidson County, Tennessee; and further being conveyed to Yazdian Construction, A Tennessee General Partnership, by QuitClaim Deed of record in Instrument No. 20070619-0073373 recorded simultaneously herewith.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of OAK HIGHLANDS, of record in Book 7367, Page 587, amended in Book 8765, Page 77 and Book 8765, Page 98, 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.

BEING unimproved ☐
Improved ☒ property known as: 5116 West Oak Highland Drive, Cane Ridge, TN, 37013.

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

Davidson County DEEDWARR
Recvd: 06/19/07 14:45 2 pgs
Fees:13.00 Taxes:883.93
20070619-0073374

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 15th day of June, 2007

YAZDIAN CONSTRUCTION, INC.

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, A TENNESSEE GENERAL PARTNERSHIP,** 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 15th day of June, 2007.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON