Instr:20000208B0012877 Page: 1 OF 2
REC'D FOR REC 02/08/2000 11:09:39AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $55.50

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Rachel Hester	[New Owners	[ ]
[Tommy Hester	[	[Map 044-05-0]
[1008 Seymour Avenue	[	[Parcel 196]
[Nashville, TN 37206	[	[ ]

[This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205]
[26b 9896]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Techwood Builders, Inc., a Tennessee Corporation (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Rachel Hester and Tommy Hester, d/b/a Clancey General Contractors (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, Swinging Bridge Road, .35 Acres, Field Book Number 04D 38710, Map and Parcel Number 044-05-0 196.00, Deed Book 0749, page 249.

Being the same property conveyed to Tech Ward Builder, Inc., a Tennessee Corporation by Warranty Deed from Jim A. Attar and Ghassan Husseini of record in Book 10608, page 448, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. Taxes for the year 2000 and subsequent years.

This is unimproved property commonly known as Swinging Bridge Road, old Hickory, Tennessee 37138.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON]
[ ]
[al consideration or value, whichever is greater for]
[is $15,000.00.]
[ ]
[Affiant]
[Subscribed and sworn to before me this]
[31st day of January, 2000.]
[ ]
[Notary Public]
[ ]
[My Commission Expires: 9/23/2002]
[ ]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of January, 2000.

TECH WOOD BUILDERS, INC.

by: Hossein Moradi, President

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HOSSEIN MORADI, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged HIMSELF to be the PRESIDENT of Tech Wood Builders, Inc. and that he/she as such PRESIDENT executed the within instrument for the purposes therein contained, by signing the name of the corporation by HIMSELF as PRESIDENT.

WITNESS my hand and official seal at Nashville, Tennessee, this 31ST **day of January, 2000.**

Dorothy V. Farrell
NOTARY PUBLIC

My Commission Expires: 9/23/2003