Davidson County DEEDWARR
Recvd: 04/04/01 10:36 2pgs
Fees:11.00 Taxes:624.93
20010404-0032660

THIS INSTRUMENT PREPARED BY:
Afshin Yazdian, Esq.
209 10th Avenue South, Ste 409
Nashville, TN 37203

ADDRESS NEW OWNER AS FOLLOWS:
Michael R. Nuwar
5204 Ridgefalls Way
Antioch, TN 37013

SEND TAX BILLS TO:
CTX Mortgage Company
P. O. Box 199114
Dallas, TX 75219

MAP-PARCEL NOS.
173-4A-219

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **S & Y Construction, a sole proprietorship**, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **Michael R. Nuwar**, hereinafter called the Grantee, his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being known as Lot No. 219, on the Plan of Oak Highlands, Phase 2, of record in Register's Office for Davidson County, Tennessee, as Instrument No. 199912130302267, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to S & Y Construction, a sole proprietorship, by deed from Pine Oaks Properties, LLP, of record in the Register's Office for Davidson County, Tennessee, being placed of record immediately prior to the recording hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever; and Grantors do covenant with the said Grantee 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 successors and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs and representatives, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 30th day of March, 2001.

S & Y Construction

BY: _____
Mansoor Sedajhatfar, Division Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mansoor Sedajhatfar with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Division Manager of S & Y Construction, the within named bargainor, a sole proprietorship, and that he as such Division Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the sole proprietorship by himself as Division Manager.

WITNESS my hand and official seal, this 30th day of March, 2001.

NOTARY PUBLIC

My Commission Expires: 5/27/01

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $168,900.00.

Affiant

Subscribed and sworn to before me this
30th day of March, 2001.

Notary Public

My commission expires: 5/27/01

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.