File in Box No. 19 B

# WARRANTY DEED

STATE OF TENNESSEE #01-7-41-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 221,570.00

Sandra S. Schwarcz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 2001

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

**THIS INSTRUMENT WAS PREPARED BY**

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JAMES D. BURNEY (NAME) | CTX MORTGAGE COMPANY (NAME) | MAP 173-04-0-A |
| 5209 Ridgefalls Way (ADDRESS) | 2828 North Harwood (ADDRESS) | PARCEL 223CO |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Dallas, TX 75201-1516 (CITY) (STATE) (ZIP) | FB #USD-01388 |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, S & Y CONSTRUCTION, A SOLE PROPRIETORSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES D. BURNEY AND WIFE, DIANE G. BURNEY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 223 on the Plan of Oak Highlands, a Planned Unit Development, Phase Two, as of record in Instrument No.: 199912130302267, 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 part of the same property conveyed to S & Y Construction, a sole proprietorship, by Quitclaim Deed from Pine Oaks Properties Two, G.P., a Tennessee General Partnership, of record in Instrument No. 20010529-0055149, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of Oak Highlands, of record in Book 7350, Page 24, rerecorded in Book 7367, Page 587, amended in Book 8765, Page 77, and made applicable to Phase 2, in Instr. 200004280042354, said Register's Office; 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.

Nahid Sedaghatfar, spouse of the above named Mansoor Sedaghatfar, as owner of S & Y Construction, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

Davidson County DEEDWARR
Recvd: 08/01/01 13:13 2pgs
Fees:13.00 Taxes:819.81

20010801-0081497

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 5209 Ridgefalls Way, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 heirs 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 my hand this 30th day of July 2001

S & Y CONSTRUCTION, A SOLE PROPRIETORSHIP
By: Mansoor
Mansoor Sedaghatfar, Owner

Mansoor
NAHID SEDAGHATFAR

LEGAL DESCRIPTION CONTINUATION

THIS instrument is being executed in behalf of Nahid Sedaghatfar pursuant to a Power of Attorney executed by same on the 7th day of August, 2000, of record in Instr. 200008090079003, said Register's Office.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 30th day of July, 2001, before me personally appeared MANSOOR SEDAGHATFAR A/K/A MIKE SEDAGHATFAR, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of NAHID SEDAGHATFAR, married, and acknowledged that he executed the same as the free act and deed of the said NAHID SEDAGHATFAR.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: May 28, 2003

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 Mansoor Sedaghatfar, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of July, 2001.

My Commission Expires: May 28, 2003

Notary Public

NOTARY PUBLIC AT LARGE