THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:
Afshin Yazdian, Esq.
2834 Azalea Place
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 01/30/02 15:27 2pgs
Fees:13.00 Taxes:698.93
20020130-0013390

ADDRESS NEW OWNER AS FOLLOWS:
Sultan Masood Hussaini
5233 Ridgefalls Way
Antioch, TN. 37013

SEND TAX BILLS TO:
First National Bank of Arizona
7929 Westpark Drive, Ste 100
McLean, Virginia 22102

MAP-PARCEL NOS.
Map No. 173
Group 4A
Parcel No. 229

**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, Inc., a Sole Proprietorship**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Sultan Masood Hussaini,** hereinafter called the Grantee, heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, BEING Lot No. 229 on the Plan of OAK HIGHLANDS, PHASE TWO, a Planned Unit Development, of record in Instrument Number 199912130302267, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete accurate description of said lot.

BEING a part of the same property conveyed to S & Y Construction, a Sole Proprietorship, by Deed from Pine Oaks Properties Two, G.P., a Tennessee General Partnership of record in Instrument Number 200110180113844, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2002 and subsequent years and all matters of record including restriction, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5233 Ridgefalls Way, Antioch, Tennessee 37013

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 heirs and representatives, 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 22nd day of January, 2002.

S & Y Construction, Inc.
Mansoor Sedaghatfar, 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 Mansoor Sedaghatfar, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged such person to be the President of S & Y Construction, Inc., the within named bargainor, a Corporation, and that such President he executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Corporation as President.

WITNESS my hand and official seal, this 22nd day of January, 2002.

C.M. Corriveau

NOTARY PUBLIC

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE COUNTY, TENNESSEE

My Commission Expires: June 18th, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $188,900.00

Affiant

Subscribed and sworn to before me this
22nd, day of January, 2002.

C.M. Corriveau

Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE COUNTY, TENNESSEE

My commission expires: June 18th, 2005