Davidson County DEEDWARR
Recvd: 03/05/02 08:45 2pgs
Fees:13.00 Taxes:687.46

20020305-0027174

THIS INSTRUMENT PREPARED BY:
Afshin Yazdian, Esq.
2834 Azalea Place
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:
David J. DeFour
5913 Banning Circle
Antioch, TN. 37013

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
Map No. 183
Group 05A
Parcel No. 316CO

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, **H & J Construction, a Tennessee General Partnership**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Jessica A. Scanlon, a married person, and David J. DeFour, a married person**, hereinafter called the Grantee's, heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, Being Lot No. 504 on the Plan of OCTOBER WOODS, PHASE 4, SECTION 7-B, a Planned Unit Development, of record in Instrument Number 200009070088378, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING a part of the same property conveyed to H & J Construction, a Tennessee General Partnership, by Warranty Deed from Marks Land Development, LLC., a Tennessee Limited Liability Company, of record in Instrument Number 20010280105026, 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 restrictions, 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 5913 Banning Circle, Antioch, TN 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 1st day of March, 2002.

Eshagh Hanai, General Partner
H & J Construction, a Tennessee General Partnership

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Christopher M. Corriveau, of the state and county aforementioned, personally appeared, Eshagh Hanai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a General Partner of H & J Construction, the within name bargainor, a Tennessee General Partnership, and that such person, as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by such person as General Partner.

WITNESS my hand and official seal, this 1st day of March, 2002.

C.M. Corriveau

NOTARY PUBLIC

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My Commission Expires: 06-18-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $185,800.00

Affiant

Subscribed and sworn to before me this
1st day of March, 2002

C.M. Corriveau

Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My commission expires: 06-18-05