Davidson County DEEDWARR
Recvd: 05/09/02 08:44 2pgs
Fees:13.00 Taxes:671.55
20020509-0057087

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

ADDRESS NEW OWNER AS FOLLOWS:
Patricia A. Shiver
728 Canoe Ridge Place
Antioch, TN. 37013

SEND TAX BILLS TO:
New owner

MAP-PARCEL NOS.
Map No. 173
Group 04A
Parcel No. 211

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 of Mansoor Sedaghatfar**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Patricia A. Shiver, an unmarried person,** 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. 211 on the Plan of OAK HIGHLANDS, PHASE TWO, a Planned Unit Development, of record in Instrument Number 19991213030267, 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 of Mansoor Sadaghatfar, by deed from Pine Oaks Properties Two, G.P., a Tennessee Genera l 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 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 728 Canoe Ridge Point, 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 26th day of April, 2002.

Mansoor

Mansoor Sedaghatfar
S & Y Construction, a Sole Proprietorship

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mansoor Sedaghatfar, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 26th day of April, 2002.

C.M. Corriveau

Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD 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 $181,500.00

Mansoor

Affiant

Subscribed and sworn to before me this
26th day of April, 2002.

C.M. Corriveau

Notary Public

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

My commission expires: June 18th, 2005