Davidson County DEEDQC
Recvd: 05/22/02 11:51 2pgs
Fees:12.00 Taxes:0.00
20020522-0062397

THIS INSTRUMENT PREPARED BY & RETURN TO:
The Home Closing Company, Inc.
2834 Azalea Place
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:
S & A Construction Company, LLC.
9481 Chesapeake Drive
Brentwood, Tennessee 37027

SEND TAX BILLS TO:

New Owner

MAP-PARCEL NOS.
Map No. 155
Group 08C
Parcel No.'s 21, 22, 28

QUIT CLAIM DEED

For and in consideration of the sum of Ten ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **J.S. Construction Company, a sole proprietorship of Javad Salimi, Owner**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **S & A Construction Company, L.L.C.,** hereinafter called the Grantee, their heirs, representatives and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No.'s 21, 22 and 28 on the Plan of POPLAR CREEK ESTATES, PHASE TWO, of record in Plat Book 6900, pages 339-347, 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 J.S. Construction Company, a sole proprietorship, by deed from Lee Chira, Trustee, of record in Instrument No. 199912300309102, Register's Office for Davidson County, Tennessee.

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

This is unimproved property known as: Lots 21, 22 & 28 Poplar Creek Estates, Nashville, Tennessee 37221.

No title search was requested to be performed by the preparer of this deed and none was performed.

THIS IS NOT NOR HAS EVER BEEN THE PRIMARY RESIDENCE OF JAVAD SALIMI.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 16th day of May, 2002.

J.S. Construction Company, a sole proprietorship
By: Javad Salimi, Owner

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 Javad Salimi, 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 as his free act and deed for the purposes therein contained.

WITNESS my hand and official seal, this 16th day of May, 2002.

NOTARY PUBLIC

My Commission Expires: June 18th, 2005

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ -0-

Affiant

Subscribed and sworn to before me this
16th day of May, 2002.

Notary Public

My commission expires: June 18th, 2005

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