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

Davidson County DEEDWARR
Recvd: 06/06/02 15:01 2pgs
Fees:13.00 Taxes:809.93
20020606-0069179

ADDRESS NEW OWNER AS FOLLOWS:
Kaylin P. Fox
808 Oak Springs Court
Antioch, TN. 37013

SEND TAX BILLS TO:
Franklin Mortgage Funding, Inc.
25800 Northwestern Hwy #875
Southfield, MI 48075

MAP-PARCEL NOS.
Map No. 173
Group 4A
Parcel No. 311

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 **Kaylin P. Fox, a married 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. 255 on the Plan of OAK HIGHLANDS, PHASE THREE, 1ST REVISION, a Planned Unit Development, of record in Instrument Number 200201220008284, 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 Sedaghatfar, by deed from Pine Oaks Properties Two, G.P., a Tennessee Genera l Partnership, of record in Instrument Number 200203040027025, 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 808 Oak Springs Court, Antioch, Tennessee 37013.

THIS PROPERTY IS NOT NOR EVER HAS BEEN THE PRIMARY RESIDENCE OF MANSOOR SEDAGHATFAR.

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 28th day of May, 2002.

S & Y Construction, a Sole Proprietorship of Mansoor Sedaghatfar
Mansoor Sedaghatfar, Owner

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 and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 28th 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 $218,900.00

Affiant

Subscribed and sworn to before me this
28th day of May, 2002.

Notary Public

My commission expires: June 18th, 2005

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