WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/02 13:40 2pgs
Fees:13.00 Taxes:802.53

20020801-0092444

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
2834 Azalea Place
Nashville, TN 37204

OWNER:
Name Dan E. Vaughn
Address 804 Oak Springs Court
City/State/Zip Antioch, TN 37013

SEND TAX BILLS TO:
Name Wells Fargo Home Mortgage, Inc.
Address P.O. Box 5137
City/State/Zip Des Moines, Iowa 50306-5137

FOR AND IN CONSIDERATION of the sum of **$10.00**. S&Y Construction, a Sole Proprietorship of Mansoor Sedaghatfar, has this day bargained and sold, and does hereby transfer and convey unto Dan E. Vaughn and Nettie L. Vaughn, Husband and Wife as Joint Tenants, their heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in DAVIDSON County, State of TENNESSEE, as follows:

Land in Davidson County, Tennessee, Being Lot No. 256 on the Plan of Oak Highlands, Phase Three, a Planned Unit Development, of record in Instrument Number 20020122000828 4, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being part of the same property conveyed to S&Y Construction, a Sole Proprietorship, by Warranty Deed from Pine Oaks Properties Two, G.P., a Tennessee General Partnership, of record in Instrument Number 200202150020327, Register's Office for Davidson County, Tennessee.

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

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.

Map-Parcel No.'s: 173-04A-312

This is improved property known as: 804 Oak Springs Court, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
I further covenant and bind my heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness my hand this **29th** day of **July 2002**.

S&Y Construction, a Sole Proprietorship of Mansoor Sedaghatfar

Mansoor Sedaghatfar, Owner

Mansoor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Mansoor Sedaghatfar** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **29th** day of **July 2002**.

Commission expires **June 18, 2005**

C.M. Corriveau
Notary Public

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 **$216,900.00**

Affiant _____

Subscribed and sworn to before me, this the 29th day of July,2002.

My commission expires June 18, 2005 _____

_____
Notary Public - Register

