27A
2 of 3

Please return to:

WARRANTY DEED

LINDA S. HARRIS & ASSOC
ATTORNEYS AT LAW
213 WAR[illegible] SUITE 200
SE[illegible]LE, TN 37027

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

OWNER:
Name Ingrid L. Fletcher
Address 5404 Oak Chase Drive
City/State/Zip Antioch, TN 37013

SEND TAX BILLS TO:
Name Countrywide Home Loans
Address 750 Old Hickory Blvd.
City/State/Zip Brentwood, TN 37027

FOR AND IN CONSIDERATION of the sum of **$10.00**. **S&Y Construction, a Sole Proprietorship** has this day bargained and sold, and does hereby transfer and convey unto **Ingrid L. Fletcher, An Unmarried Woman, her** 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. 257 on the Plan of Oak Highlands, Phase Three, 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 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-313

This is improved property known as: 5404 Oak Chase Drive, Antioch, TN 37013.
Property also known as 800 Oak Spring 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 **7th** day of August, **2002**.

S&Y Construction, a Sole Proprietorship of Mansoor Sedaghatfar

Mansoor

Mansoor Sedaghatfar, Individually and as Owner

Davidson County DEEDWARR
Recvd: 08/19/02 08:30 2pgs
Fees:13.00 Taxes:736.30
20020819-0099679

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 **7th** day of August **2002**.

C.M. Corriveau

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

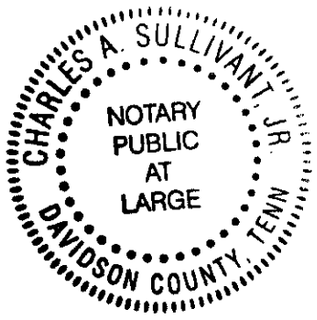
The actual consideration or value whichever is greater, for this transfer is $199,000.00

Affiant Mary R Kerr

Subscribed and sworn to before me, this the 7th day of August 2002.

My commission expires: 10/25/03

Notary Public - Register



My Commission Expires