WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/14/02 09:48 2pgs
Fees:13.00 Taxes:713.89
20021014-0125708

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name Phuoc Duc Le
Address 5429 Oak Chase Drive
City/State/Zip Antioch, TN 37013

SEND TAX BILLS TO:
Name New Owner
Address
City/State/Zip

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 **Phuoc Duc Le and Binh Thi Luong, 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. 241 on the Plan of Oak Highlands, Phase 3, 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 and accurate description of said lot.

Being part of the same property conveyed to S & Y Construction, a Sole Proprietorship by deed from Pine Oaks Properties Two, G.P., a Tennessee General Partnership of record in Instrument Number 200205150059906, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to taxes for the year 2003 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-296

This is improved property known as: 5460 Oak Chase Drive, 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 **10th** day of **October, 2002**.

S&Y Construction, a Sole Proprietorship

Mansoor Sedaghatfar, Owner

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, Owner** 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 **10th** day of **October, 2002**.

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $192,889.00

Affiant Melody Wilson

Subscribed and sworn to before me, this the 10th day of October, 2002.

My commission Expires 5.22.04

Holly Leigh Grant
Notary Public - Register

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
Williamson County, TENN.