WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/04/02 16:16 2pgs
Fees:13.00 Taxes:761.83
20021104-0135306

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

OWNER:
Name Bernard F. Simmons
Address 5425 Oak Chase Drive
City/State/Zip Antioch, TN 37013

SEND TAX BILLS TO:
Name GMAC Mortgage Corporation
Address P.O. Box 780
City/State/Zip Waterloo, Iowa 50704-0780

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 Bernard F. Simmons and Ondrea E. Simmons, 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. 265 on the Plan of Oak Highlands, Phase 3, 1st Revision, 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 deed from Pine Oak Properties Two, G.P., a Tennessee General Partnership, of record in Instrument Number 20020619-0074181, 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 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-265

This is improved property known as: 5425 Oak Chase Drive, Antioch, Tennessee 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 **18th** day of **October 2002**.

S & Y Construction

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 of S & Y Construction, a Sole Proprietorship 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 **18th** day of **October 2002**.

Commission expires **June 18, 2005**

Notary Public

WILLIAMSON COUNTY, TENNESSEE LARGE

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is $205,900.00

Affiant Andrea E. Simmons

Subscribed and sworn to before me, this the 18th day of October,2002.

My commission expires June 18, 2005

Notary Public - Register

