WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/04/02 16:20 2pgs
Fees:13.00 Taxes:832.13
20021104-0135310

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

OWNER:
Name Donna H. Stokes
Address 7132 Poplar Creek Trace
City/State/Zip Nashville, TN 37221

SEND TAX BILLS TO:
Name Wells Fargo Home Mortgage, Inc.
Address P.O. Box 10304
City/State/Zip Des Moines, Iowa 50306-0304

FOR AND IN CONSIDERATION of the sum of **$10.00**. S & A Construction Company LLC has this day bargained and sold, and does hereby transfer and convey unto Donna H. Stokes, 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. 62 on the Plan of Poplar Creek Estate, Phase 2, a Planned Unit Development, of record in Plat Book 6900, pages 339-347, as amended by Plat Book 7900, pages 888-889, 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 & A Construction Company, LLC, by deed from Amir Arab, of record in Instrument Number 200205220062396, Register's Office for Davidson County, Tennessee.

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: 155-08C-62

This is improved property known as: 7132 Poplar Creek Trace, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind our 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 **24th** day of **October 2002**.

S & A Construction Company LLC

Javad Salimi, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me, Christopher M. Corriveau, of the state and county mentioned, personally appeared Javad Salimi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of S & A Construction Company LLC, the within named bargainor, a Limited Liability Company, and that such Javad Salimi, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Limited Liability Company as President.

WITNESS MY HAND and official seal at office, this **24th** day of **October 2002**.

Commission expires **June 18, 2005**

Notary Public

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

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is $224,900.00

Affiant

Subscribed and sworn to before me, this the 24th day of October,2002.

My commission expires June 18, 2005

Notary Public - Register

