Davidson County DEEDWARR
Recvd: 11/14/02 10:01 2pgs
Fees:13.00 Taxes:787.73

20021114-0141108

WARRANTY DEED

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

OWNER:
Name Moses E. Hernandez
Address 5429 Oak Chase Drive
City/State/Zip Antioch, TN 37013

SEND TAX BILLS TO:
Name Union Planters Bank
Address 7130 Goodlett Farms Parkway
City/State/Zip Cordova, TN 38016

FOR AND IN CONSIDERATION of the sum of **$10.00**. S & Y Construction, a Sole Proprietorship have this day bargained and sold, and do hereby transfer and convey unto Moses E. Hernandez and Victoria Hernandez, Husband and Wife, 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. 266 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 20020619007417 7, 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: 173-04A-266

This is improved property known as: 5429 Oak Chase Drive, Antioch, TN 37013.

This property is not nor ever has been the primary residence of Mansoor Sedaghatfar.

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 8th day of October 2002.

S & Y Construction, a Sole Proprietorship

Mansoor

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*** with whom I am personally acquainted, and who acknowledged that he executed the within instrument* for the purposes therein contained. *as Owner of S & Y Construction, a sole proprietorship

WITNESS MY HAND and official seal at office, this **8th** day of **October 2002**.

C. M. Corriveau

Commission expires **June 18, 2005**

Notary Public

DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value whichever is greater, for this transfer is $212,900.00

Affiant

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

My commission expires 7/25/2005

Notary Public - Register

