WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/02 15:41 2pgs
Fees:13.00 Taxes:713.73
20021202-0148247

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

OWNER:
Name **David R. Jeter**
Address **5609 Craftwood Court**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **CTX Mortgage Company**
Address **P.O. Box 199077**
City/State/Zip Dallas, TX 75219-9077

FOR AND IN CONSIDERATION of the sum of **$10.00**. **H & J Construction, a Sole Proprietorship of Esagh Hanai** have this day bargained and sold, and do hereby transfer and convey unto **David R. Jeter** and wife, Shelia B. Jeter **his** 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. 466 on the Plan of October Woods, Phase 4, Section 7A, a Planned Unit Development, of record in Instrument Number 20000907-0088379, 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 H & J Construction, a Sole Proprietorship by Warranty Deed from Marks Land Development, a Tennessee General Partnership, of record in Instrument Number 20020327-0037742, Register's Office for Davidson County, Tennessee.

This property is not now nor has ever been the primary residence of Esagh Hanai.

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: 183-05A-272

This is improved property known as: 5609 Craftwood 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. **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 **25th** day of **November, 2002**.

H & J Construction

Esagh Hanai

Esagh Hanai, Owner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, Esagh Hanai the owner of **H & J Construction** 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 **25th** day of **November, 2002**.

Commission expires **June 18, 2005**

C M. Corr

Notary Public

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

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is ~~$192,900.00~~

Affiant

Subscribed and sworn to before me, this the 25th day of November,2002.

My commission expires June 18, 2005

Notary Public - Register

