WARRANTY DEED

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

OWNER:
Name Thomas S. Roache
Address 5473 Oak Chase Drive
City/State/Zip Antioch, TN 37013

SEND TAX BILLS TO:
Name
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 Thomas S. Roache, 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. 278 on the Plan of Oak Highlands, Phase 3, 1st Revision, a Planned Unit Development, of record in Instrument Number 20020122-0008284, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being a part of the same property conveyed to S&Y Construction, a Sole Proprietorship, by Warranty Deed from Pine Oaks Properties Two, G.P., a Tennessee General Partnership, of record in Instrument Number 20021010-0124375, 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: 173-4A-278

This is improved property known as: 5473 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 **26th** day of **February 2003**.

S & Y Construction

_____
Mansoor Sedaghatfar, Owner

Davidson County DEEDWARR
Recvd: 03/03/03 14:19 2pgs
Fees:13.00 Taxes:856.82
20030303-0027622

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.

WITNESS MY HAND and official seal at office, this **21st** day of **February 2003**.

Commission expires **June 18, 2005**

_____
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 $231,574.00

Affiant _____

Subscribed and sworn to before me, this the 26th day of February 2003.

My commission expires 4/20/03

_____
Notary Public - Register

