Davidson County DEEDWARR
Recvd: 04/02/03 08:48 2pgs
Fees:13.00 Taxes:609.46

20030402-0043163

WARRANTY DEED

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

OWNER:
Name Paula M. Demby
Address 5604 Craftwood Court
City/State/Zip Antioch, TN 37013

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**. **H&J Construction, a Sole Proprietorship** has this day bargained and sold, and does hereby transfer and convey unto **Paula M. Demby, a single person, 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. 453 on the Plan of October Woods, Phase 4, Section 7A, a Planned Unit Development, of record in Instrument No. 20000907-0088379, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being part of the same property conveyed to H&J Construction, a Sole Proprietorship, by deed from Marks Land Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20021022-0129700, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS NOT NOR EVER HAS BEEN THE PRIMARY RESIDENCE OF ESHAGH 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: Map 183 Group 05A Parcel 259

This is improved property known as: 5604 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. 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 **27th** day of **March 2003**.

H&J Construction

Eshagh Hanai, Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Eshagh Hanai** 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 **27th** day of **March 2003**.

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is $164,720.00

Affiant Paula M. Demlow

Subscribed and sworn to before me, this the 27th day of March, 2003.

My commission expires June 18, 2005

C.M. Corrneau
Notary Public - Register

