WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/03 13:08 2pgs
Fees:13.00 Taxes:832.13
20030403-0044155

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

OWNER:
Name James Peter Smith
Address 1413 Calloway Court
City/State/Zip Nashville, TN 37221

SEND TAX BILLS TO:
Name NEW OWNER
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **$10.00**. S & A Construction , a Limited Liability Company have this day bargained and sold, and do hereby transfer and convey unto James Peter Smith and Kimberly Ann Candido, 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. 117 on the Plan of Poplar Creek Estates, 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 a part of the same property conveyed to S & A Construction Company, LLC, by Warranty Deed from Amir Arab, of record in Instrument Number 20020522-0062396, 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-117

This is improved property known as: 1413 Calloway Court, 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 **31st** day of **March 2003**.

S & A Construction

Member

Javad Salimi, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Joyce Jordan JJ

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 Member of S & A Construction , 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 Member.

WITNESS MY HAND and official seal at office, this **31st** day of **March 2003**.

Commission expires ~~June 18, 2005~~ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Joyce Jordan
Notary Public

My Commission Expires NOV. 29, 2003

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant Robert Weakley

Subscribed and sworn to before me, this the 31st day of March, 2003.

My commission expires _____

Notary Public - Register

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO., TN

My Commission Expires
April 6, 2004