WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/21/03 14:35 2pgs
Fees:13.00 Taxes:706.33
20030421-0052045

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

OWNER:
Name **Dandrea Reeder**
Address **5412 Oak Chase Dr**
City/State/Zip **Nashville, TN**

SEND TAX BILLS TO:
Name Irwin Mortgage
Address 10500 Kincaid Drive
City/State/Zip Fishers, IN 46038

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 **Dandrea Reeder, 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. 251 on the Plan of Oak Highlands, Phase Three, 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 Deed from Pine Oaks Properties Two, G.P., a Tennessee General Partnership, of record in Instrument Number 20020619-0074181, 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: 173-04A-307

This is improved property known as: 5412 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 **17th** day of **April 2003**.

S&Y Construction

Mansoor Sedaghatfar, Owner

M Mansoor

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, Owner of S & Y Construction, a Sole Proprietorship** 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 **17th** day of **April 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 **$190,900.00**

Affiant _____

Subscribed and sworn to before me, this the 17th day of April,2003.

My commission expires _____

Notary Public - Register

APRIL NICHOLS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN

My Commission Expires JUN 21, 2003