WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/01/03 15:22 2pgs
Fees:13.00 Taxes:631.34
20030501-0058417

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027
Box 33A

OWNER:
Name Deborah C. Driggers
Address 5528 Craftwood Drive
City/State/Zip Antioch, TN 37013

SEND TAX BILLS TO:
Name SunTrust Mortgage Inc.
Address P.O. Box 57028
City/State/Zip Irvine, CA 92619

FOR AND IN CONSIDERATION of the sum of **$10.00**. **H & J Builders, a Sole Proprietorship** has this day bargained and sold, and does hereby transfer and convey unto **Deborah C. Driggers, unmarried, 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. 471 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 a part of the same property conveyed to H & J Builders, a Sole Proprietorship, by Warranty Deed from Marks Land Development, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20021022-0129700, 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: Map 183, Group 05A, Parcel 277

This is improved property known as: 5528 Craftwood 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 **25th** day of **April 2003**.

H & J Builders

Eshagh Hanai

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 Owner of H&J Builders** 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 **April 2003**.

Commission expires **June 18, 2005**

C.M. Corriveau
Notary Public

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

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is $170,632.00

Affiant Deborah C. Nisse

Subscribed and sworn to before me, this the 25th day of April, 2003.

My commission expires June 18, 2005

Notary Public - Register

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE