FILE BOX 45

WARRANTY DEED

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

OWNER:		SEND TAX BILLS TO:
Name	**Ossam Cook**	Name
Address	**809 Oak Springs Court**	Address
City/State/Zip	**Antioch, TN 37013**	City/State/Zip

FOR AND IN CONSIDERATION of the sum of **$10.00. S & Y Construction, Inc., a Tennessee Corporation (formerly known as S & Y Construction, a sole proprietorship),** has this day bargained and sold, and does hereby transfer and convey unto **Ossam Cook and Marian B. Cook, Husband and Wife, 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. 254 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 Warranty Deed from Pine Oaks Properties Two, G.P., a Tennessee General Partnership, of record in Instrument Number 20020215-0020327, Register's Office for Davidson County, Tennessee. S & Y Construction has since become incorporated.

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-310

This is improved property known as: 809 Oak Springs 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 **19th** day of **May 2003**.

Davidson County DEEDWARR
Recvd: 05/22/03 10:29 2pgs
Fees:13.00 Taxes:745.18
20030522-0069976

S & Y Construction Inc, a Tennessee Corporation

Mansoor Pas

Mansoor Mike Sedaghat President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, personally appeared Mansoor Mike Sedaghat, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of S & Y Construction, the within bargainor, a corporation, and that he as such President, executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **19th** day of **May 2003**.

C.M. Corr

Commission expires **June 18, 2005**

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 **$201,400.00**

Affiant Marie Bradford

Subscribed and sworn to before me, this the 19th day of May 2003.

My commission expires 1/29/05

Patricia Nicholls
Notary Public - Register

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.