WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/03 14:49 2pgs
Fees:13.00 Taxes:665.63
20030702-0091746

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

OWNER:
Name Richard L. Shupe Jr.
Address 5520 Craftwood Drive
City/State/Zip Antioch, TN 37013

SEND TAX BILLS TO:
Name Countrywide Home Loans Inc.
Address P.O. Box 660694
City/State/Zip Dallas, Texas 75266-0694

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 **Richard L. Shupe Jr., a married person, his** 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. 469 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 Construction, 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 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: 183-05A-275

This is improved property known as: 5520 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 **27th** day of **June 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 **June 2003**.

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 $179,900.00

Affiant _____

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

My commission expires June 18, 2005_____

_____
Notary Public - Regis

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