Davidson County DEEDWARR
Recvd: 08/14/03 13:53 2pgs
Fees:13.00 Taxes:759.98
20030814-0117165

WARRANTY DEED

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

OWNER:
Name **Rosalind Walker**
Address **5629 Deer Valley Trail**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **SunTrust Mortgage Inc**
Address **P.O. Box 79041**
City/State/Zip **Baltimore, MD. 21279-0041**

FOR AND IN CONSIDERATION of the sum of **$10.00. S&Y Incorporation, a Tennessee Corporation** has this day bargained and sold, and does hereby transfer and convey unto **Rosalind Walker, 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, Being Lot No. 80 on the Plan of Deer Valley, Section 1, a Planned Unit Development, of record in Instrument Number 20030205-0016206, 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 Incorporation, a Tennessee Corporation, by Warranty Deed from Pine Oaks Properties Two, a Tennessee General Partnership, of record in Instrument Number 20030307-0030675, 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 173, Group 8A, Parcel 15

This is improved property known as: 5629 Deer Valley Trail, 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. **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 **7th** day of **July, 2003**.

S&Y Incorporation

By: Mansoor Mike Sedaghat President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me, Christopher M. Corriveau, of the state and county mentioned, personally appeared **Mansoor Mike Sedaghat**, 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 President of S&Y Incorporation, the within named bargainor, a Corporation, and that such Mansoor Mike Sedaghat, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Corporation as President.

WITNESS MY HAND and official seal at office, this **7th** day of **August, 2003**.

Commission expires **06/18/05**

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 **$205,400.00**

Affiant Rosalind G. Walker

Subscribed and sworn to before me, this the 7th day of August, 2003.

My commission expires June 18, 2005

C. M. Corriveau
Notary Public - Register

