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20030915-0135160

WARRANTY DEED

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

OWNER:
Name **Nicole Talley Dunigan**
Address **5432 Oak Chase Drive**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name AmSouth Bank
Address 2050 Parkway Office Circle
City/State/Zip Birmingham, AL 35244

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 **Nicole Talley Dunigan,*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:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 246 on the Plan of OAK HIGHLANDS, PHASE THREE, 1ST REVISION, a Planned Unit Development, of record in Instrument No. 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 No. 20021010-0124372, 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.

THIS PROPERTY IS NOT NOW OR HAS EVER BEEN THE PRIMARY RESIDENCE OF MANSOOR MIKE SEDAGHAT.

Map-Parcel No.'s: Map 173, Group 04A, Parcel 302

This is improved property known as: 5432 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. **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 **8th** day of **September, 2003**.

S & Y Construction

Mansoor
By: Mansoor Mike Sedaghat Owner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Toni Logdahl**, a Notary Public in and for said County and State, **Mansoor Mike Sedaghat** 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 **8th** day of **September, 2003**.

Commission expires **March 25, 2006**

Toni L. Logdahl
Notary Public

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$196,900.00**

Affiant _____

Subscribed and sworn to before me, this the 8th day of September,2003.

My commission expires 10-26-05

_____
Notary Public - Register

