Davidson County DEEDWARR
Recvd: 09/16/03 13:49 2pgs
Fees:13.00 Taxes:753.31

20030916-0136023

WARRANTY DEED

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

OWNER:
Name James Frank Walls III
Address 909 Creekedge Court
City/State/Zip Antioch, TN 37013

SEND TAX BILLS TO:
Name First Horizon Home Loan Corporation
Address P.O. Box 630387
City/State/Zip Irving, TX 75063

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 **James Frank Walls III and Jane C. Walls, 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. 66 on the Final Plat of Deer Valley, a Cluster Lot Development with Common areas, Section One, of record in Instrument Number 20030205-0016206, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to S & Y Incorporation, A Tennessee Corporation, by Warranty Deed from Pine Oaks Properties Two, G.P., 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 29

This is improved property known as: 909 Creekedge 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. **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 **5th** day of **September 2003**.

S & Y Incorporation

By: Mansoor Mike Sedaghat President

Mansoor Poem

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY APPEARED before me, Toni L. Logdahl, 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 **5th** day of **September 2003**.

Commission expires **March 25, 2006**

Toni L. Logdahl
Notary Public

TONI L. LOGDAHL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF **Davidson**

The actual consideration or value whichever is greater, for this transfer is **$203,596.00**

Affiant

Subscribed and sworn to before me, this the 5th day of September,2003.

My commission expires March 25, 2006

Notary Public - Register

