Davidson County DEEDWARR
Recvd: 10/10/03 14:54 2pgs
Fees:13.00 Taxes:784.03

20031010-0150954

WARRANTY DEED

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

OWNER:
Name **Talona V Starks**
Address **905 Creekedge Court**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **ABN AMRO Mortgage Group Inc.**
Address **135 S. LaSalle Street**
City/State/Zip **Chicago, IL. 60674-8230**

FOR AND IN CONSIDERATION of the sum of **$10.00. S & Y Construction Inc., a Tennessee Corporation** has this day bargained and sold, and does hereby transfer and convey unto **Talona V Starks, An Unmarried Woman, 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. 65 on the Plan of Deer Valley Section 1 a Cluster Lot Development, 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 same property conveyed to S & Y Construction Inc., a Tennessee Corporation by Deed from Pine Oaks Properties Two, G.P., a Tennessee General Partnership, of record in Instrument Number 20030606-0078506, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 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 30

This is improved property known as: 905 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 **3rd** day of **October, 2003**.

S & Y Construction Inc.

Mansoor Pres

By: Mansoor Mike Sedaghat President

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 Construction Inc., 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 **3rd** day of **October, 2003**.

Commission expires **March 25, 2006**

Toni L. Logdahl
Notary Public

TONI L LOGDAHL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$211,900.00**

Affiant _____

Subscribed and sworn to before me, this the 3rd day of October,2003.

My commission expires June 18, 2005

_____
Notary Public - Register

