Please return to;
Grissim Title & Escrow, LLC
2309 Crestmoor Rd, ste 300
Nashville,TN 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/07/04 11:34 2pgs
Fees:13.00 Taxes:717.43

20040107-0002584

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

OWNER:
Name **Ronald E Pratt**
Address **5312 Kimsaw Circle**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Same as new owner**
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **$10.00. Eshagh Hanai d/b/a H & J Builders, a Sole Proprietorship** has this day bargained and sold, and does hereby transfer and convey unto **Ronald E Pratt and Desirae D. Pratt, Husband and Wife as Joint Tenants and Jeremy M. Johnson, 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. 529 on the Plan of October Woods, Phase 5, Section 8, a Planned Unit Development, of record in Instrument No. 19991214-0303097 and 1991214-0303098, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being all of the same property conveyed to Eshagh Hanai d/b/a H & J Builders, a sole proprietorship, by deed from October Woods, G.P., of record in Instrument No. 20030515-0066231, 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.

THIS PROPERTY IS NOT NOW OR HAS EVER BEEN THE PRIMARY RESIDENCE OF ESHAGH HANAI.

Map-Parcel No.'s: Map 183 Group 05A Group 233

This is improved property known as: 5312 Kimsaw Circle, 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 **29th** day of **December, 2003**.

Eshagh Hanai

Eshagh Hanai d/b/a H & J Builders

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Toni L. Logdahl**, a Notary Public in and for said County and State, **Eshagh Hanai d/b/a H & J Builders** 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 **29th** day of **December, 2003**.

Commission expires **March 25, 2006**

Toni L. Logdahl
Notary Public

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$193,900.00**

Affiant Ronald Pratt

Subscribed and sworn to before me, this the 19th day of December, 2003.

My commission expires 1-29-05

Notary Public - Register

JEFFREY M. GRISSIM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 29, 2005