Davidson County DEEDWARR
Recvd: 02/17/04 12:35 2pgs
Fees:13.00 Taxes:724.83

20040217-0017971

WARRANTY DEED

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

OWNER:
Name **Tiffany C. Sutton**
Address **5308 Kimsaw Circle**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Countrywide Home Loans Inc.**
Address **P.O. Box 660694**
City/State/Zip **Dallas, Texas 75266-0694**

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 **Tiffany C. Sutton and Tommye S. Sutton, Wife and Husband, 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. 528 on the Plan of October Woods, Phase 5, Section 8, a Planned Unit of Development, of record in Instrument Number 19991214-0303097 and Instrument Number 19991214-0303098, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being part of the same property conveyed to Eshagh Hanai, dba H & J Builders, a sole proprietorship by deed from October Woods, G.P., A Tennessee General Partnership of record in Instrument Number 20030515-0066231, correcting deed in Instrument Number 20030404-0045091, dated March 31,2003, 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 5A Parcel 232

This is improved property known as: 5308 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 **13th** day of **February, 2004**.

Eshahgh Hanai d/b/a H & J Builders

By: Eshagh Hanai, Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Eshagh Hanai** 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 **13th** day of **February, 2004**.

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$195,900.00**

Affiant _____

Subscribed and sworn to before me, this the 13th day of February, 2004.

My commission expires June 18, 2005

_____
Notary Public - Register

