Davidson County DEEDWARR
Recvd: 02/17/04 12:59 2pgs
Fees:13.00 Taxes:734.08

20040217-0017987

WARRANTY DEED

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

OWNER:
Name Gary D. Barnes
Address 5705 Hurley Court
City/State/Zip Antioch, TN 37013

SEND TAX BILLS TO:
Name Guaranty Residential Lending
Address 2000 RiverEdge Parkway #880
City/State/Zip Atlanta, GA 30328

FOR AND IN CONSIDERATION of the sum of **$10.00,** TR & D Homes Inc., a Tennessee Corporation has this day bargained and sold, and does hereby transfer and convey unto Gary D. Barnes and Lillieau J. Strong, both unmarried, as Joint Tenants with Rights of Survivorship, 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 Number 456 on the Plan of October Woods, Phase 4, Section 7A, a Planned Unit Development, of record in Instrument Number 20000907-0088379, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete legal description thereof.

Being part of the same property conveyed to TR&D Homes, Inc., a Tennessee Corporation, by deed from Marks Land Development, G.P., a Tennessee General Partnership, dated March 31, 2003, of record in Instrument Number 20030404-0045084, 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 183, Group 05A, Parcel 262

This is improved property known as: 5705 Hurley 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 **13th** day of **February 2004**.

TR & D Homes Inc.

By: Sina Taeed-Kashani

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me, Christopher M. Corriveau, of the state and county mentioned, personally appeared Sina Taeed-Kashani, 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 TR & D Homes Inc., the within named bargainor, a corporation, and that such Sina Taeed-Kashani, 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 **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 **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is ~~$198,400.00~~

Affiant

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

My commission expires June 18, 2005

Notary Public - Register

