Davidson County DEEDWARR
Recvd: 02/17/04 13:13 2pgs
Fees:13.00 Taxes:760.72

20040217-0017999

WARRANTY DEED

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

OWNER:
Name **Mohsen Sharifi**
Address **6548 Chessington Drive**
City/State/Zip **Nashville, TN 37221**

SEND TAX BILLS TO:
Name **Guaranty Residential Lending**
Address **P.O. Box 78833**
City/State/Zip **Phoenix, AZ 85062-8833**

FOR AND IN CONSIDERATION of the sum of **$10.00**. **S&A Construction Company LLC, a Tennessee Limited Liability Company** has this day bargained and sold, and does hereby transfer and convey unto **Mohsen Sharifi, a married man, 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. 22 on the Plan of Poplar Creek Estates, Phase Two, a Planned Unit Development, of record in Plat Book 6900, pages 339-347, revised in Plat Book 7900, pages 888-889 and Instrument Number 20010911-0098418, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being a part of the same property conveyed to S & A Construction Company, LLC by Deed from J.S. Construction Company, a Sole Proprietorship of Javad Salimi, Owner, of record in Instrument Number 20020522-0062397, 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 155 Group 8C Parcel 22

This is improved property known as: 6548 Chessington Drive, Nashville, TN 37221.

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 **11th** day of **February 2004**.

S & A Construction, LLC

By: David Javad Salimi, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me, Christopher M. Corriveau, of the state and county mentioned, personally appeared Javad David Salimi, 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&A Construction Company LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Javad David Salimi, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Limited Liability Company as President.

WITNESS MY HAND and official seal at office, this **11th** day of **February 2004**.

Commission expires **June 18, 2005**

Notary Public

LARGE
HARTFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$205,600.00**

Affiant _____

Subscribed and sworn to before me, this the 11th day of February, 2004.

My commission expires June 18, 2005_____

_____
Notary Public - Register

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE