WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/17/04 13:13 2pgs
Fees:13.00 Taxes:768.00

20040217-0018002

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

OWNER:
Name **Stephan R. Adams**
Address **913 Creekedge Court**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **First Franklin Loan Services**
Address **150 Allegheny Center Mall**
City/State/Zip **Pittsburgh, PA 15212**

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 **Stephan R. Adams and Robin R. Adams, Husband and Wife, 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 67 on the Plan of Deer Valley, a Planned Unit Development, Section 1, a Cluster Lot Development, of record in Instrument Number 20030205-0016206, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being part of the same property conveyed to Pine Oaks Properties Two, L.L.P., a Tennessee Limited Liability Partnership, by Warranty Deed dated December 3, 1999, from Alma Eubank, James Gossett and Nancy D. York, as sole heirs at law of Daisy Clark Gossett, Deceased, of record in Instrument Number 19991207-0300314, Register's Office for Davidson County, Tennessee, and further conveyed by Quitclaim Deed dated February 6, 2004 **, 2004, from Pine Oaks Properties Two, L.L.P., a Tennessee Limited Liability Partnership, to S&Y Construction, Inc., a Tennessee Corporation, of record in Instrument Number** 20040217-0018001 **, 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 08A, Parcel 28

This is improved property known as: 913 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 **6th** day of **February 2004**.

S & Y Construction Inc.

By: Mansoor Mike Sedaghat, President

Mansoor Pres

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, Christopher M. Corriveau, 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 **6th** day of **February 2004**.

C.M. Corriveau

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 $207,567.00

Affiant _____

Subscribed and sworn to before me, this the 6th day of February,2004

My commission expires June 18, 2005_____

_____
Notary Public - Register

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE