Davidson County DEEDWARR
Recvd: 03/02/04 14:27 2pgs
Fees:13.00 Taxes:771.08

20040302-0023610

# WARRANTY DEED

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

OWNER:
Name **Ricky D. Griffin**
Address **908 Creekedge Court**
City/State/Zip **Antioch, TN 37013**

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

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 **Ricky D. Griffin and Linda J. Griffin, Husband and Wife as Joint Tenants, 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. 69 on the Plan of Deer Valley, Section 1, a Cluster Lot Development, a Planned Unit Development of record in Instrument 20030205-0016206, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.**

**Being the same property conveyed to Pine Oaks Properties Two LLP, by Warranty Deed 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, annd further conveyed to S & Y Construction, Inc., a Tennessee Corporation, by Quit Claim Deed from Pine Oaks Properties Two, G.P., f/k/a Pine Oaks Properties Two, LLP., of record in Instrument No.** 20040302-0023608 **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 26

This is improved property known as: 908 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 **20th** day of **February 2004**.

**S & Y Construction Inc.**
Mansoor Sedaghat
**By: Mansoor Mike Sedaghat President**

Nahid Sedaghat AIF
By: Nahid Sedaghat, AIF

**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 **20th** day of **February 2004**.

C. M. Corriveau

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$208,400.00**

Affiant _____

Subscribed and sworn to before me, this the 20th day of February,2004.

My commission expires June 18, 2005_____ _____
Notary Public - Register

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

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this the 20th day of February, 2004, before me personally appeared Mansoor Nahid Sedaghat, to me known (or proved on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mansoor Mike Sedaghat, and who acknowledged that such person executed the same as the free act and deed of Mansoor Mike Sedaghat.

Witness my hand, at office, this the 20th day of Februay, 2004.

_____
Notary Public

My Commission Expires: June 18, 2005

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