WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/04/04 12:59 2pgs
Fees:13.00 Taxes:677.07



20040304-0024647

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

OWNER:
Name **Joseph Mustipher**
Address **5621 Deer Valley Trail**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name Wells Fargo Home Mortgage
Address 100 South Fifth St.
City/State/Zip Minneapolis, MN. 55432

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 **Joseph Mustipher and Barbara Mustipher, 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. 47 on the Plan of Deer Valley, Section One, A Cluster Lot Development, a Planned Unit Development, of record in Instrument Number 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 a part of the same property conveyed to S & Y Incorporation, A Tennessee Corporation by Warranty Deed from Pine Oaks Properties Two, G.P., A Tennessee General Partnership, of record in Instrument Number 20030307-0030675, Register's Office for Davidson County, Tennessee.

S & Y Construction, Inc., and S & Y Incorporation, are one and the same entity.

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 8A Parcel 48

This is improved property known as: 5621 Deer Valley Trail, 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 **25th** day of **February, 2004.**

S & Y Construction Inc.

Mansoor Pres

By: Mansoor Mike Sedaghat, President

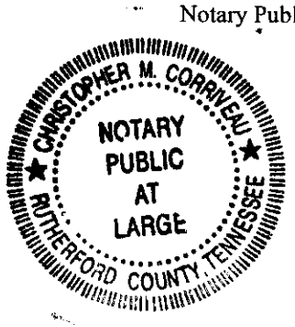
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 **25th** day of **February, 2004.**

Commission expires **June 18, 2005**

C.M. Corriveau
Notary Public



STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$182,992.00**

Affiant _____

Subscribed and sworn to before me, this the 25th day of February, 2004.

My commission expires 3/27/05

_____
Notary Public - Register

ANN SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005