Davidson County DEEDWARR
Recvd: 03/12/04 15:35 2pgs
Fees:13.00 Taxes:854.70

20040312-0028894

WARRANTY DEED

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

OWNER:
Name **William M. MacDougall**
Address **6544 Chessington Drive**
City/State/Zip **Nashville, TN 37221**

SEND TAX BILLS TO:
Name **Coldwell Banker Mortgage**
Address **3000 Leadenhall Road**
City/State/Zip **Mount Laurel, NJ 08054**

FOR AND IN CONSIDERATION of the sum of **$10.00, S&A Construction Company LLC, a Tennessee Limited Liability Company** have this day bargained and sold, and do hereby transfer and convey unto **William M. MacDougall and Anna A. MacDougall, 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. 21 on the Plan of Poplar Creek Estates, Phase 2, a Planned Unit Development, of record in Plat Book 6900, pages 339-347 and amended in Plat Book 7900, pages 888-889, 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 S&A Construction Company, LLC by deed from J.S. Construction Company, a sole proprietorship of Javad Salimi, Owner, dated May 16, 2002, 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 08C Parcel 21

This is improved property known as: 6544 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 **27th** day of **February 2004**.

S&A Construction Company LLC

By: Javad Salimi, Member Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me, Jeffrey C. Horn, of the state and county mentioned, personally appeared Javad 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 Member Manager of S&A Construction Company LLC, the within named bargainor, a limited liability company, and that such Javad Salimi, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Member Manager.

WITNESS MY HAND and official seal at office, this **27th** day of **February, 2004**.

Commission expires **January 26, 2008**

Notary Public

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

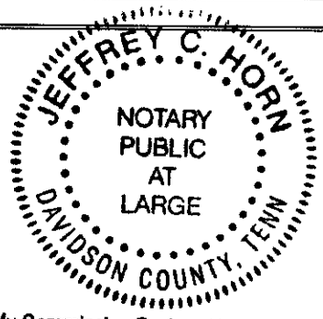
The actual consideration or value whichever is greater, for this transfer is **$231,000.00**

Affiant

Subscribed and sworn to before me, this the 27th day of February, 2004.

My commission expires January 26, 2008

Notary Public - Register



My Commission Expires JAN. 26, 2008