# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/04 13:31 2pgs
Fees:13.00 Taxes:898.73
20040603-0065445

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

OWNER:
Name **Damon J. Caple**
Address **4532 Red Bark Court**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **New Owner**
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **$10.00. H & J Builders Inc., a Tennessee Corporation** has this day bargained and sold, and does hereby transfer and convey unto **Damon J. Caple, An Unmarried 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 Number 151 on the Plan of October Woods, Phase 3, Section 9, a Planned Unit Development, of record in Instrument Number 20020916-0112495, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.**

**Being part of the same property conveyed to October Woods, G.P. by Deed from Paul E. Johnosn, et Al of record in Instrument Number 20021105-0136003, dated October 28,2002 and further conveyed to H&J Builders, Inc., a Tennessee Corporation, by deed from October Woods, G.P., a Tennessee General Partnership, of record in Instrument Number 20031110-0164006, dated November 6,2003, 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 183 Group 05A Parcel 347

This is improved property known as: 4532 Red Bark 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 **19th** day of **May, 2004.**

**H & J Builders Inc.**

**By: Eshagh Hanai, President**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

PERSONALLY APPEARED before me, Christopher M. Corriveau, of the state and county mentioned, personally appeared Eshagh Hanai, 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 H & J Builders Inc., the within named bargainor, a Corporation, and that such Eshagh Hanai, 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 **19th** day of **May, 2004.**

Commission expires **June 18, 2005**

Notary Public

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

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$242,900.00**

Affiant Damian J. Capel

Subscribed and sworn to before me, this the 19th day of May,2004.

My commission expires: June 18, 2005

C.M. Corriveau
Notary Public - Register

