WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/04 14:14 2pgs
Fees:13.00 Taxes:762.20
20040805-0094380

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

OWNER:
Name **Evin Tovi**
Address **7112 Smokey Hill Road**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name CTX MORTGAGE
Address 3100 WEST END AVE STE 1020
City/State/Zip NASHVILLE, TN 37203

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 **Evin Tovi, 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 No. 197, on the Plan of October Woods, Phase 3, Section 10, a Planned Unit Development, of record in Instrument Number 20040114-0005885, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to H & J Builders, a Tennessee Corporation, by Warranty Deed from, October Woods, G.P., a Tennessee General Partnership, dated February 23, 2004, recorded February 24, 2004, of record in Instrument Number 20040224-00020986, 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 050A,Parcel376

This is improved property known as: 7112 Smokey Hill Road, 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 **30th** day of **July, 2004.**

H & J Builders Inc.

Eshagh Hanai, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, ~~Christopher M. Corriveau,~~ Jennifer P. Pierce 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 **30th** day of **July, 2004.**

Commission expires ~~June 18, 2005~~ 3.25.06

Notary Public

Notary Public At Large

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value whichever is greater, for this transfer is $206,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2004.

My commission expires: 3.25.06

Notary Public - Register

Jennifer Notary Public At Large Davidson County Tennessee