Davidson County DEEDWARR
Recvd: 08/09/04 13:26 2pgs
Fees:13.00 Taxes:838.05
20040809-0095843

WARRANTY DEED

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

OWNER:
Name SOWAR T. OSMAN
Address 7116 Smokey Hill Road
City/State/Zip Antioch, TN 37013

SEND TAX BILLS TO:
Name CTX MORTGAGE COMPANY
Address P.O. BOX 199113
City/State/Zip DALLAS, TX 75219

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 SOWAR T. OSMAN AND HEIRIYA G. HASSAN, HUSBAND AND WIFE, 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.198 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 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, Inc., 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 20040224-0020986, 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 183-5-A PARCEL 375

This is improved property known as: 7116 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, Susan Magnuson, 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 9/17/07

Notary Public

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $226,500.00

Affiant Linda Gail Woodard

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

My commission expires: 9/17/07

Notary Public - Register

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN