Davidson County DEEDWARR
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Fees:13.00 Taxes:810.30

20040917-0112121

WARRANTY DEED

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

OWNER:
Name **Chang Jin Han**
Address **7128 Smokey Hill Road**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Century Mortgage Corporation**
Address **5655 Peachtree Parkway Ste 200**
City/State/Zip **Norcross, GA. 30092**

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 **Chang Jin Han, 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. 201 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 all 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, of record in Instrument Number 20040503-0050241, 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 5A Parcel 372

This is improved property known as: 7128 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 **10th** day of **September, 2004.**

H & J Builders Inc.

Eshagh Hanai, P.R.E.S

By: Eshagh Hanai, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 **10th** day of **September, 2004.**

C.M. Corriveau

Commission expires **June 18, 2005**

Notary Public

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

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$219,000.00**

Affiant Chang Jin Han

Subscribed and sworn to before me, this the 10th day of September,2004.

My commission expires: June 18, 2005

Notary Public - Register

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