Davidson County DEEDWARR
Recvd: 09/27/04 15:38 2pgs
Fees:13.00 Taxes:764.05
20040927-0116308

WARRANTY DEED

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

OWNER:
Name **Emma M. Opare-Addo**
Address **309 Catspaw Court**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Countrywide Home Loans**
Address **P.O. Box 660694**
City/State/Zip **Dallas, Texas 75266-0694**

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 **Emma M. Opare-Addo, a married woman and Henry Martin, an unmarried man, 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. 109 on the Plan of October Woods, a Planned Unit Development, Phase 3, Section 9, of record in Instrument Number 20020916-00112495, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being 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 20031110-0164006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 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 5OA, Parcel 360

This is improved property known as: 309 Catspaw 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 **21st** day of **September, 2004**.

H & J Builders

Eshagh Hanai, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, Jeffrey C. Horn, 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 **21st** day of **September, 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 **DAVIDSON**

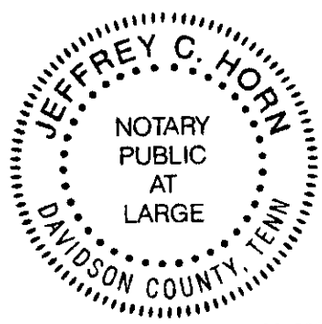
The actual consideration or value whichever is greater, for this transfer is **$206,500.00**

Affiant _____

Subscribed and sworn to before me, this the 21st day of September,2004

My commission expires: 01/26/08

_____
Notary Public - Register



My Commission Expires JAN. 26, 2008