WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/06/04 16:16 2pgs
Fees:13.00 Taxes:824.73
20041006-0120882

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

OWNER:
Name **Sandra Holt**
Address **312 Catspaw Court**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **CitiMortgage, Inc.**
Address **P.O. Box 6044**
City/State/Zip **The Lakes, NV 63304**

FOR AND IN CONSIDERATION of the sum of **$10.00. TR & D Homes Inc., a Tennessee Corporation** has this day bargained and sold, and does hereby transfer and convey unto **Sandra Holt, a married person, her** 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. 103 on the Plan of October Woods, a Planned Unit Development, Phase Three, Section Nine, of record in Instrument Number 20020916-00112495, 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 TR&D, Inc., a Tennessee Corporation, by Warranty Deed from October Woods, G.P., a Tennessee General Partnership, of record in Instrument Number 20040421-0045535, 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 50A, Parcel 354

This is improved property known as: 312 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 **4th** day of **October, 2004.**

TR & D Homes Inc.

Sina Taeed Kashani, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, Christopher M. Corriveau, of the state and county mentioned, personally appeared Sina Taeed Kashani, 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 TR & D Homes Inc., the within named bargainor, a Corporation, and that such Sina Taeed Kashani, 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 **4th** day of **October, 2004.**

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER 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 **$222,900.00**

Affiant Sandra Holt

Subscribed and sworn to before me, this the 4th day of October, 2004.

My commission expires: 06/18/05

C.M. Conn
Notary Public - Register

