Davidson County DEEDWARR
Recvd: 10/14/04 12:37 2pgs
Fees:13.00 Taxes:711.97
20041014-0123901

WARRANTY DEED

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

OWNER:
Name **Donald E. Bedwell**
Address **7157 Smokey Hill Road**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Guaranty Residential Lending Inc**
Address **P.O. Box 78833**
City/State/Zip **Phoenix, AZ 85062-8833**

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 **Donald E. Bedwell, an unmarried person, 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 Number 179 on the plan of October Woods, Phase 3, Section 10, a Planned Unit Development, of record in Instrument Number 20021105-0136003, Register's Office for Davidson County, Tennessee.

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, dated April 20, 2004, recorded April 21, 2004, 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: 183-5OA-394

This is improved property known as: 7157 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 **8th** day of **October, 2004.**

TR & D Homes Inc.

Sina TaeedKashani, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, Jeffrey C. Horn, of the state and county mentioned, personally appeared Sina TaeedKashani, 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 TaeedKashani, 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 **8th** day of **October, 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 **$192,423.00**

Affiant Donald E Bedwell

Subscribed and sworn to before me, this the 8th day of October,2004.

My commission expires: 01/26/08

Notary Public - Register

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008