WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/06/04 13:38 2pgs
Fees:13.00 Taxes:924.63
20041206-0144944

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

OWNER:
Name **Taraben J. Patel**
Address **7140 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. H & J Builders Inc., a Tennessee Corporation** has this day bargained and sold, and does hereby transfer and convey unto **Taraben J. Patel, 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. 204 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 July 22, 2004, recorded July 26, 2004, of record in Instrument Number 20040726-0088777, 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, Parcel 50A, Group 369

This is improved property known as: 7140 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 **24th** day of **November, 2004.**

H & J Builders Inc.

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 **24th** day of **November, 2004.**

Commission expires **June 18, 2005**

C.M. Corriveau
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$249,900.00**

Affiant Tara. Patty

Subscribed and sworn to before me, this the 24th day of November, 2004.

My commission expires: 06/18/05

Notary Public - Register

