Davidson County DEEDWARR
Recvd: 12/20/04 10:59 3pgs
Fees:18.00 Taxes:832.13

20041220-0150884

WARRANTY DEED

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

OWNER:
Name **Tom D. Lawson**
Address **1113 Streamdale Point East**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Mortgage Investors Group L.P.**
Address **8320 East Walker Springs Lane**
City/State/Zip **Knoxville, TN 37923**

FOR AND IN CONSIDERATION of the sum of **$10.00. S & Y Construction Inc., a Tennessee Corporation** has this day bargained and sold, and does hereby transfer and convey unto **Tom D. Lawson and Helen W. Lawson, Husband and Wife, 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:

See Exhibit A attached hereto and made a part hereof.

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: 173-8-O-A-44-CO

This is improved property known as: 1113 Streamdale Point East, 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 **16th** day of **December, 2004.**

S & Y Construction Inc.

Mansour

By: Mansour Mike Sedaghat, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, Christopher M. Corriveau, of the state and county mentioned, personally appeared Mansour Mike Sedaghat, 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 S & Y Construction Inc., the within named bargainor, a Corporation, and that such Mansour Mike Sedaghat, 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 **16th** day of **December, 2004.**

C.M. Corr

Notary Public

Commission expires **June 18, 2005**

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 **$224,900.00**

Affiant _____

Subscribed and sworn to before me, this the 16th day of December,2004.

My commission expires: 06/18/05

_____
Notary Public - Register

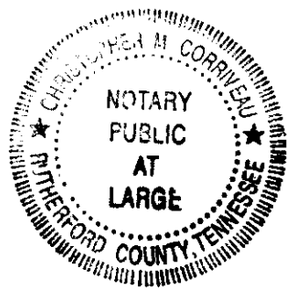


Exhibit A

Land in Davidson County, Tennessee, being Lot No. 51 on the Final Plat of Section One, Deer Valley, "Cluster Lot Subdivision," a Planned Unit Development, of record in Instrument Number 20030205-0016206, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Pine Oaks Properties Two, L.L.P., a Tennessee Limited Liability Partnership by Deed dated December 3, 1999, from Alma Eubank, James Gossett and Nancy D. York, as Sole Heirs-At-Law of Daisy Clark Gossett, Deceased, of record in Instrument Number 19991207-0300314, Register's Office for Davidson County, Tennessee. Pursuant to a Certificate of Voluntary Withdrawal of Pine Oaks Properties Two, L.L.P., filed of record in the Register's Office for Davidson County, Tennessee on October 6, 2000, in Instrument Number 20001006-0099635, Pine Oaks Properties Two, L.L.P., a Tennessee Limited Liability Partnership, has since become Pine Oaks Properties Two, G.P., a Tennessee General Partnership.

And being all of the same property further conveyed by Deed from Pine Oaks Properties Two, L.L.P., a Tennessee Limited Liability Partnership n.k.a. Pine Oaks Properties Two, G.P. to S &Y Construction, Inc., a Tennessee Corporation, of record in Instrument Number 20041220-0150883, Register's Office for Davidson County, Tennessee.