WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/04/05 09:29 2 pgs
Fees:13.00 Taxes:824.73
20050104-0000953

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

OWNER:
Name **Carl W. Grunwald**
Address **5536 Oak Chase Drive**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Guaranty Residential Lending Inc**
Address **P.O. Box 10334**
City/State/Zip **Van Nuys, CA. 91410-0334**

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 **Carl W. Grunwald, 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. 343 on the Plan of Oak Highlands, Section Four, a Planned Unit Development, as of record in Instrument Number 20040128-0010661, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete legal description.

Being all of the same property conveyed to S & Y Construction, Inc., a Tennessee Corporation, by Warranty Deed from Pine Oaks Properties Two, G.P., a Tennessee General Partnership, dated June 28, 2004, recorded June 30, 2004, of record in Instrument Number 20040630-0078050, 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 173 Group 4A Parcel 376

This is improved property known as: 5536 Oak Chase Drive, 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 **30th** 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 **30th** day of **December, 2004**.

C.M. Corriveau

Commission expires **06/18/05**

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 _____

Subscribed and sworn to before me, this the 30th day of December, 2004.

My commission expires: 06/18/05

_____
Notary Public - Register

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE