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Davidson County DEEDWARR
Recvd: 01/14/05 15:22 2 pgs
Fees:13.00 Taxes:966.98

20050114-0005522

WARRANTY DEED

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

OWNER:		SEND TAX BILLS TO:	
Name	**Sudha G. Prema**	Name	
Address	**5461 Oak Chase Drive**	Address	
City/State/Zip	**Antioch, TN 31073**	City/State/Zip	

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 **Sudha Prema and Gunvant Prema, 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:

Land in Davidson County, Tennessee Being Lot Number 275 on the Plan of First Revision, Phase Three, Oak Highlands, a Planned Unit Development, of record in Instrument Number 20020122-0008284, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to S&Y Construction, Inc. by Deed from Pine Oaks Properties Two, L.L.P., a Tennessee Limited Liability Partnership, n.k.a. Pine Oaks Properties Two, G.P., a Tennessee General Partnership, as of record in Instrument Number 20050114-0005521 **, 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 275

This is improved property known as: 5461 Oak Chase Drive, Antioch, TN 31073.

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 **14th** day of **January, 2005**.

S & Y Construction Inc.

Mansour Pms

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 **14th** day of **January, 2005**.

C.M. Corr

Commission expires **6/18/05**

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 $261,345.00

Affiant Lisa Morris

Subscribed and sworn to before me, this the 14th day of January, 2005.

My commission expires: 1/29/05

Catherine H. Gwyn
Notary Public - Register

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005