Davidson County DEEDWARR
Recvd: 02/02/05 15:05 2 pgs
Fees:13.00 Taxes:866.51

20050202-0012447

WARRANTY DEED

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

OWNER:
Name **Raymond Eugene Wells**
Address **5436 Oak Chase Drive**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Bank of America, N.A.**
Address **P.O. Box 9000**
City/State/Zip **Getzville, NY. 14068-9000**

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 **Raymond Eugene Wells and Arika ~~Gelaye~~** Jelaye **Wells, 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 No. 245 on the Plan of Oak Highlands, Phase Three, a Planned Unit Development, as of record in Instrument Number 20020122-0008284, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete legal description.

Being part 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 September 29, 2003, recorded September 30, 2003, of record in Instrument Number 20030930-0144300, 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 301

This is improved property known as: 5436 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 **31st** day of **January, 2005.**

S & Y Construction Inc.

Ben Sedaghat Sec

By: Behzad Ben Sedaghat, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, Christopher M. Corriveau, of the state and county mentioned, personally appeared Behzad Ben 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 Secretary of S & Y Construction Inc., the within named bargainor, a Corporation, and that such Behzad Ben Sedaghat, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Corporation as Secretary.

WITNESS MY HAND and official seal at office, this **31st** day of **January, 2005.**

Commission expires **06/18/05**

C.M. Corriveau
Notary Public

CHRISTOPHER M. CORRIVEAU 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 ~~$234,192.00~~

Affiant

Subscribed and sworn to before me, this the 31st day of January,2005.

My commission expires: 06/18/05

Notary Public - Register

