Davidson County DEEDWARR
Recvd: 02/22/05 15:10 2 pgs
Fees:13.00 Taxes:936.10

20050222-0019315

WARRANTY DEED

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

OWNER:
Name Sonya P. Whitmore
Address 5541 Oak Chase Drive
City/State/Zip Antioch, TN 37013

SEND TAX BILLS TO:
Name New Owner
Address
City/State/Zip

RONALD

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 **Sonya P. Whitmore, and Husband and ~~Robert~~ E. Whitmore, 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. 328 on the Plan of Final Plat Section Four, Oak Highlands, a Planned Unit Development, of record in Instrument No. 20040128-0010661, 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 S&Y Construction, Inc., a Tennessee Corporation, by Warranty Deed dated September 13, 2004, from Pine Oaks Properties Two, G.P., a Tennessee General Partnership, of record in Instrument No. 20040915-0111120, 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 17 Group 4A Parcel 359

This is improved property known as: 5541 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 **17th** day of **February, 2005.**

S & Y Construction, Inc.
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 Mansour Mike Sedaghat.

WITNESS MY HAND and official seal at office, this **17th** day of **February, 2005.**

Commission expires **June 18, 2005**

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 **$253,000.00**

Affiant Jessica Caldwell

Subscribed and sworn to before me, this the 17th day of February,2005.

My commission expires:
1-25-07

NICOLE HUGHES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public - Register

Commission Expires