Davidson County DEEDWARR
Recvd: 02/25/05 12:37 2 pgs
Fees:13.00 Taxes:828.43

20050225-0021028

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	**Rodney L. Lockridge**	Name	**Market Street Mortgage Corporation**
Address	**7148 Smokey Hill Road**	Address	**P.O. Box 22128**
City/State/Zip	**Antioch, TN 37013**	City/State/Zip	**Tampa, FL 33622-2128**

FOR AND IN CONSIDERATION of the sum of **$10.00. H & J Builders Inc., a Tennessee Corporation** has this day bargained and sold, and does hereby transfer and convey unto **Rodney L. Lockridge and Kimberly R. Lockridge, 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. 206 on the Plan of October Woods, Phase 3, Section 10, a Planned Unit Development, of record in Instrument Number 20040114-0005885, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being part of the same property conveyed to H&J Builders, Inc., a Tennessee corporation, by Warranty Deed dated July 22, 2004, from October Woods, G.P., a Tennessee general partnership, as of record in Instrument Number 20040726-0088777, 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: 183-5OA-367

This is improved property known as: 7148 Smokey Hill Road, 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 **4th** day of **February, 2005.**

H & J Builders Inc.

Eshagh Hanai, pres.
Eshagh Hanai, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, Jeffrey C. Horn, of the state and county mentioned, personally appeared Eshagh Hanai, 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 H & J Builders Inc., the within named bargainor, a Corporation, and that such Eshagh Hanai, 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 4th day of **February, 2005.**

Commission expires **January 26, 2008**

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Jeffrey C. Horn
Notary Public

My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

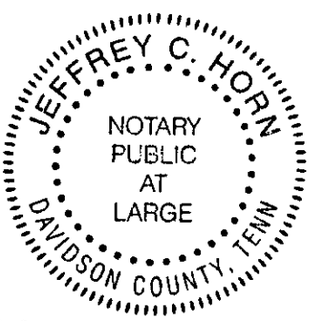
The actual consideration or value whichever is greater, for this transfer is **$223,900.00**

Affiant _____

Subscribed and sworn to before me, this the 4th day of February,2005.

My commission expires: 01/26/08

_____
Notary Public - Register



My Commission Expires JAN. 26, 2008