Davidson County DEEDWARR
Recvd: 03/29/05 14:36 2 pg
Fees:13.00 Taxes:703.00

20050329-0033904

WARRANTY DEED

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

OWNER:
Name **Marcus Currie**
Address **2637 Welshcrest Drive**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **America's Wholesale Lender**
Address **P.O. Box 660694**
City/State/Zip **Dallas, Texas 75266-0694**

FOR AND IN CONSIDERATION of the sum of **$10.00. S&A Construction Company LLC, a Tennessee Limited Liability Company** has this day bargained and sold, and does hereby transfer and convey unto **Marcus Currie, an unmarried person, his** 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. 110 on the Plan of Cambridge Forest, Section Three, a Planned Unit Development, of record in Book 11700, page 44, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being all of the same property conveyed to S & A Construction, LLC a Tennessee Limited Liability Company, by Warranty Deed from Jack W. Ricketts and Delores C. Ricketts, Husband and Wife, as Joint Tenants, dated June 18, 2003, recorded June 24, 2003, of record in Instrument Number 20030624-0086938, 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 149,Group 15OA, Parcel 80

This is improved property known as: 2637 Welshcrest 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 **10th** day of **March, 2005.**

S&A Construction Company LLC

Javad Salimi, Member Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, Christopher M. Corriveau, of the state and county mentioned, Javad Salimi, 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 Member Manager of S&A Construction Company LLC, the within named bargainor, a Limited Liability Company, and that such Javad Salimi, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Limited Liability Company as Member Manager.

WITNESS MY HAND and official seal at office, this **10th** day of **March, 2005.**

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
WITNESS MY HAND AND SEAL AT OFFICE IN THE RECORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is $190,000.00

Affiant _____

Subscribed and sworn to before me, this the 10th day of March,2005.

My commission expires: 06/18/05

_____
Notary Public - Register

