WARRANTY DEED

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

OWNER:
Name **Kevin L. Brockway**
Address **5440 Oak Chase Drive**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Countrywide Home Loans Inc.**
Address **P.O. Box 660694**
City/State/Zip **Dallas, TX. 75266-0694**

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 **Kevin L. Brockway and Cathy L. Brockway, Husband and Wife, thier** 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. 244 on the Plan of Oak Highlands, Phase Three, a Planned Unit Development, 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 all of the same property conveyed S & Y Construction, Inc., a Tennesseee Corporation, by Warranty Deed from Pine Oaks Properties Two, G.P., a Tennessee General Partnership, dated June 28, 2004, recorded June 30, 2004, of record in Instrument Number 20040630-0078050, 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 300CO

This is improved property known as: 5440 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 **27th** day of **April, 2005.**

S & Y Construction Inc.

By: Mansour Mike Sedaghat, President

Davidson County DEEDWARR
Recvd: 05/02/05 14:48 2 pgs
Fees:13.00 Taxes:809.93
20050502-0048648

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, C.M. Corriveau, of the state and county mentioned, 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 **27th** day of **April, 2005.**

Commission expires

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

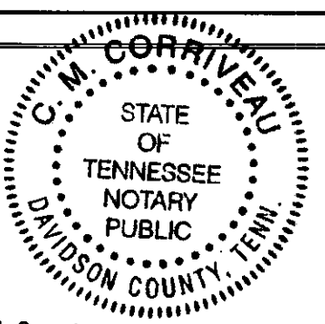
The actual consideration or value whichever is greater, for this transfer is **$218,900.00**

Affiant _____

Subscribed and sworn to before me, this the 27th day of April,2005.

My commission expires: _____

Notary Public - Register



My Commission Expires MAR. 21, 2009