File # 05-7598

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

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	**Brian C. Berryman**	Name	**New Owner**
Address	**7340 Smokey Hill Road**	Address	
City/State/Zip	**Antioch, TN 37013**	City/State/Zip	

FOR AND IN CONSIDERATION of the sum of **$10.00 and other good and valuable consideration, H & J Builders Inc., a Tennessee Corporation,** has this day bargained and sold, and does hereby transfer and convey unto **Brian C. Berryman and Tracy Berryman, 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. 270 on the Plan of Apple Valley, a Planned Unit Development, Section Two, of record in Instrument Number 20031204-0174333, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to H&J Builders Inc., A Tennessee Corporation, by Deed from Designer Homes, GP, A Tennessee General Partnership, of record in Instrument No. 20040820-0100821, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/23/05 13:46 2 pgs
Fees:13.00 Taxes:879.32
20050523-0057864

This conveyance is made subject to the following:

County taxes for the year 2005 and subsequent years

All matters on the Plat of record in the Register's Office for Davidson County, Tennessee in Instrument Number 20031204-0174333.

Restrictions, Covenants, Declarations, and/or Conditions of record in the Register's Office for Davidson County, Tennessee in Instrument Numbers 20020724-0088783, 20031208-0175884, and 20050125-0009045.

Bylaws of record in the Register's Office for Davidson County, Tennessee in Instrument Number 20020724-0088784

Charter for Homeowners Association of record in the Register's Office for Davidson County, Tennessee in Instrument Number 20020724-0088782

Storm Water Detention Agreement of record in the Register's Office for Davidson County, Tennessee in Instrument Number 20020528-0064320

Map-Parcel No.'s: 182-12-0-A-53-CO

This is improved property known as: 7340 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 **18th** day of **May, 2005**.

H & J Builders Inc.

By: Eshagh Hamai, President

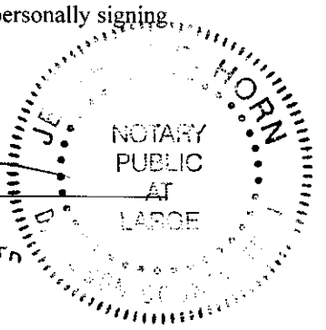
STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, a Notary Public of the state and county mentioned, 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 **18th** day of **May, 2005**.

Commission expires 1/26/08

Notary Public
Jeffrey C. Horn



My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$237,655.00**

Affiant Barbara B. Dinnie

Subscribed and sworn to before me, this the 18th day of May, 2005.

My commission expires: 5/24/2008 Notary Public - Register

