WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/25/05 14:43 2 pgs
Fees:13.00 Taxes:846.93
20050525-0059211

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

OWNER:
Name **Seethorn Kammaneephan**
Address **7153 Smokey Hill Road**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Market Street Mortgage Corporation**
Address **P.O. Box 22128**
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 **Seethorn Kammaneephan and Chanhnhom Vongsamphanh, 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. 180 on the Plan of Phase 3, Section 10, October Woods, a Residential 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 from October Woods, G.P., a Tennessee General Partnership, of record in Instrument Number 20041019-0125761, 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: 183-5-O-A-393

This is improved property known as: 7153 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 **20th** day of **May, 2005**.

H & J Builders Inc.

By: Eshagh Hanai, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, the undersigned, 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 **20th** day of **May, 2005**.

Commission expires _____

Notary Public

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

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

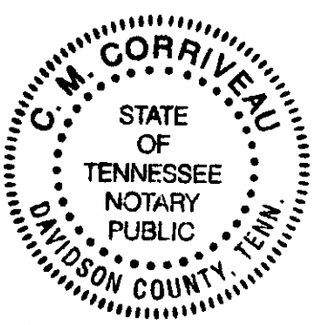
The actual consideration or value whichever is greater, for this transfer is $228,900.00

Affiant _____

Subscribed and sworn to before me, this the 20th day of May,2005.

My commission expires: _____

Notary Public - Register



My Commission Expires MAR. 21, 2009