Davidson County DEEDWARR
Recvd: 06/06/05 15:00 2 pg
Fees:13.00 Taxes:854.33

20050606-0064456

WARRANTY DEED

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

OWNER:
Name **Kathy Gillett**
Address **5557 Oak Chase Drive**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **New Owner**
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

S & Y Construction Inc., a Tennessee Corporation ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Kathy Gillett, a single person, ("Grantee")** its successors and assigns, all its right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE**, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 332 on the Plan of Section Four, Oak Highlands, a Planned Unit Development, of record in the Instrument No. 20040128-0010661, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being part of the same property conveyed to S&Y Construction, Inc., a Tennessee Corporation, by Quitclaim Deed dated February 7, 2005, from Pine Oaks Properties Two, LLP, a Tennessee Limited Liability Partnership, n.k.a. Pine Oaks Properties Two, G.P., a Tennessee General Partnership, of record in Instrument No. 20050225-0021023, 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 363

This is improved property known as: 5557 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 **31st** day of **May, 2005.**

S & Y Construction Inc.

Mansour Pres

By: Mansour Mike Sedaghat

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 **31st** day of **May, 2005.**

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

C.M. Corriveau

Notary Public

Commission expires

My Commission Expires MAR. 21, 2009

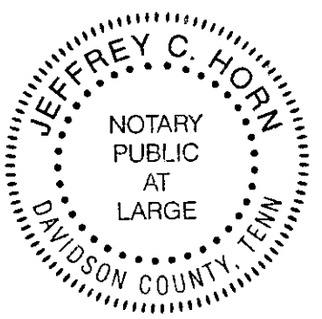
STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$230,900.00**

Affiant _____

Subscribed and sworn to before me, this the 31st day of May, 2005.

My commission expires: _____
Notary Public - Register



My Commission Expires JAN. 26, 2008