Davidson County DEEDWARR
Recvd: 06/17/05 14:06 2 pg
Fees:13.00 Taxes:758.13

20050617-0069635

WARRANTY DEED

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

OWNER:
Name **Robert A. Phelps**
Address **1149 Streamdale Point East**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Star Mortgage Services**
Address **P.O. 200010**
City/State/Zip **Kennesaw, GA 30156-9246**

RH JH New Owner

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 **Robert A. Phelps and Stephanie R. Phelps, Husband and Wife, ("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. 60 on the Plan of Section One, Deer Valley, "Cluster Lot Subdivision", a Planned Unit Development, of record in the Instrument Number 20030205-0016206, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to S & Y Construction, Inc., a Tennessee Corporation, by Deed from Pine Oaks Properties Two, L.L.P., n.k.a Pine Oaks Properties Two, G.P., a Tennessee General Partnership, dated March 9, 2005, of record in Instrument Number 20050329-0033903, 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: 173-8-O-A-35-CO

This is improved property known as: 1149 Streamdale Point East, 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 **June, 2005**.

S & Y Construction Inc.

Mansour Pres

Mansour Mike Sedaghat, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, Jeffrey C. Horn, 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 **10th** day of **June, 2005**.

JEFFREY C. HORN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Commission expires _____ Jeffrey C. Horn Notary Public

SWS Vision Form SDD01TN Rev. 07/08/96

My Commission Expires JAN. 26, 2008

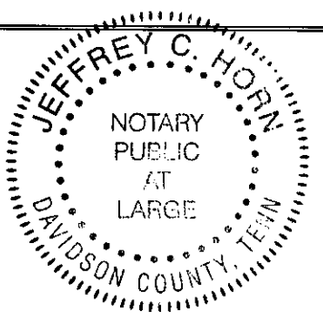
STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$204,900.00**

Affiant _____

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

My commission expires: _____
Notary Public - Register



My Commission Expires JAN. 26, 2008