Davidson County DEEDWARR
Recvd: 06/23/05 09:50 2 pg
Fees:13.00 Taxes:684.13

20050623-0072040

WARRANTY DEED

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

OWNER:
Name **James W. Turnipseed III**
Address **7160 Smokey Hill Road**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Market Street Mortgage Corporation**
Address **2650 McCormick Drive, Ste 200**
City/State/Zip **Clearwater, FL 33759**

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,

TR & D Homes Inc., a Tennessee Corporation ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **James W. Turnipseed III and Jeanne L. Turnipseed, 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. 209 on the Plan of October Woods, Phase 3, Section 10, a Planned Unit Development, of record in Instrument Number 20040114-0005885, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to TR&D, Inc., a Tennessee Corporation, by Deed from October Woods, G.P., a Tennessee General Partnership, dated October 15, 2004, recorded October 19, 2004, of record in Instrument Number 20041019-0125759, 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 183 Group 5A Parcel 364

This is improved property known as: 7160 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 **14th** day of **June, 2005.**

TR & D Homes Inc.

By: Sina Taeedkashani, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, C.M. Corriveau, of the state and county mentioned, Sina Taeedkashani, 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 TR & D Homes Inc., the within named bargainor, a Corporation, and that such Sina Taeedkashani, 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 **14th** day of **June, 2005.**

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

Commission expires: My Commission Expires MAR. 21, 2009

Notary Public

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$184,900.00**

Affian

Subscribed and sworn to before me, this the 14th day of June,2005.

My commission expires:

Notary Public - Register

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

My Commission Expires MAR. 21, 2009