Davidson County DEEDWARR
Recvd: 06/27/05 10:58 2 pgs
Fees:13.00 Taxes:850.63
20050627-0073407

WARRANTY DEED

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

OWNER:
Name **Christopher S. Winston Sr.**
Address **5553 Oak Chase Drive**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
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 **Christopher S. Winston Sr., an unmarried 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. 331 on the Plan of Section Four, Oak Highlands, a Planned Unit Development, of record in 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 Pine Oaks Properties Two, L.L.P., a Tennessee Limited Liability Partnership, by Special Warranty Deed dated April 2, 1998, from Sun NLF Limited Partnership, a Delaware limited partnership, of record in Book 10881, Page 126, Register's Office for Davidson County, Tennessee, and further conveyed to S & Y Construction, Inc., by Quitclaim Deed dated February 7, 2005, from Pine Oaks Properties, 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: 173-4-O-A-362

This is improved property known as: 5553 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 **22nd** day of **June, 2005**.

S & Y Construction Inc.

Mansour Mike Sedaghat, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, the undersigned Notary Public, 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 **22nd** day of **June, 2005**.

Commission expires _____

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

Notary Public

My Commission Expires JAN. 26, 2008

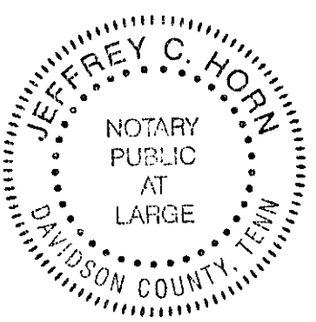
STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$229,900.00**

Affiant _____

Subscribed and sworn to before me, this the 22nd day of June,2005.

My commission expires: _____
Notary Public - Register



My Commission Expires JAN. 26, 2008