# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/05 12:40 2 pgs
Fees:13.00 Taxes:752.64
20050803-0091056

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

OWNER:
Name **Robert J. Read III**
Address **5287 Catspaw Drive**
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**

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,

**H & J Builders Inc., a Tennessee Corporation ("Grantor")** has this day bargained and sold, and does hereby transfer and convey unto **Robert J. Read III and Julie N. Read, 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. 547, on the Plan of October Woods, a R10 Residential P.U. D., a Planned Unit Development, Pahse 5, Section 11, of record in Instrument Number 20041119-0138999, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being part of the same property conveyed to Paul E. Johnson, Jeffrey P. Johnson, Stacy J. Carter and Husband Buford W. Carter, as tenants by the entirety, Lori J. Kelley, as tenants in common, as to a four-fifths (4/5) undivided interest and to B & Y, a Tennessee General Partnership, as to a one-fifth (1/5) undivided interest of record in Instrument Number 20000104-000917, Register's Office for Davidson County, Tennessee. Having further been conveyed to October Woods, G.P., a Tennessee General Partnership by Quitclaim Deed, dated December 29, 1899, of record in Instrument Number 20050114-0005493, being recorded simultaneously herewith, and further conveyed to H & J Builders, Inc., a Tennessee Corporation, dated January 13, 2005, recorded January 14, 2005, of record in Instrument Number 20050114-0005497, Register's Office for Davidson County, Tennessee**

This conveyance is subject to: Taxes for the year 2005 and subsequent years, Restrictive Covenants/Declaration of Covenants, Conditions, and Restrictions of record in Book 5047, page 656, Book 5047, page 661, Book 9840, page 276 and Instrument No. 20041119-0139281, By-Laws of record in Book 9840, page 267, Charter of record in Book 9840, page 259, Right of Way easement to Metropolitan Government of record in Book 8443, page 75, and PUD Boundary of record in Book 7900, page 909, Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 183 Group 5A Parcel 408

This is improved property known as: 5287 Catspaw 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 **26th** day of **July, 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 **26th** day of **July, 2005.**

Commission expires

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

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 **$203,416.00**

Affiant Robert T. Reed, III

Subscribed and sworn to before me, this the 26th day of July, 2005.

My commission expires:

Notary Public - Register

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

My Commission Expires MAR. 21, 2009