Davidson County DEEDWARR
Recvd: 08/26/05 14:29 2 pgs
Fees:13.00 Taxes:757.76
20050826-0102564

WARRANTY DEED

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

OWNER:
Name **Russell A. Wheat**
Address **1129 Streamdale Point East**
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. 33622-2128**

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 **Russell A. Wheat, 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. 55 on the Plan of Section One, Deer Valley, "Cluster Lot Subdivision", of record in Instrument Number 20030205-0016206, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Deed to Pine Oaks Properties Two, L.L.P., a Tennessee Limited Liability Partnership, N/K/A Pine Oaks Properties Two, G.P., a Tennessee General Partnership as evidenced by instrument of record in Instrument No. 20001006-0099635, Register's Office for Davidson County, Tennessee, from Alma Eubank, James Gossett and Nancy D. York, as sole heirs-at-law of Daisy Clark Gossett, deceased, of record in Instrument No. 19991207-0300314, Register's Office for Davidson County, Tennessee, recorded December 7, 1999.

Quitclaim Deed to S&Y Construction, Inc. from Pine Oaks Properties Two, LLP, a Tennessee Limited Liability Partnership nka Pine Oaks Properties Two, G.P., a Tennessee General Partnership, of record in Instrument Number 20050329-0033903, Register's Office for Davidson County, Tennessee, dated March 9, 2005.

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 8A Parcel 40CO

This is improved property known as: 1129 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 **22nd** day of **August, 2005.**

S & Y Construction Inc.

By: Mansour Mike Sedaghat, President

STATE OF TENNESSEE
COUNTY OF Williamson

PERSONALLY APPEARED before me, the undersigned, 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 **August, 2005.**

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

Commission expires _____

Notary Public

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF **Williamson**

The actual consideration or value whichever is greater, for this transfer is **$204,800.00**

Affiant _____

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

My commission expires: _____

Notary Public - Register

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

My Commission Expires MAR. 21, 2009