25-1-385

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 09/27/05 10:28 2 pgs
Fees:13.00 Taxes:772.93
20050927-0115768

WARRANTY DEED

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

OWNER:
Name **Unyime Eyoh**
Address **7132 Smokey Hill Road**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name ~~New Owner~~ Franklin American Mortgage Co.
Address 501 Corporate Centre Dr. Ste 400
City/State/Zip Franklin, TN 37067

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 **Unyime Eyoh, An Unmarried Woman, ("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. 202, on the Plan of Phase 3, Section 10, October Woods, A Residential Planned Unit Development, of record in Instrument No. 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 thereof.

Being a part of the same property conveyed to H&J Builders, Inc., A Tennessee Corporation by Warranty Deed from October Woods, G.P., A Tennessee General Partnership, dated October 15, 2004, recorded October 19, 2004, of record in Instrument No. 20041019-0125761, 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: 182-192

This is improved property known as: 7132 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 **20th** day of **September, 2005.**

H & J Builders Inc.

Eshagh Hanai, Pres

By: Eshagh Hanai, President

STATE OF TENNESSEE
COUNTY OF Williamson

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 **20th** day of **September, 2005.**

Commission expires 6/28/2008

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Notary Public

SMS Vision Form SDD01TN Rev. 07/08/96

STATE OF TENNESSEE
COUNTY OF **Williamson**

The actual consideration or value whichever is greater, for this transfer is **$208,900.00**

Affiant _____

Subscribed and sworn to before me, this the 20th day of September, 2005.

My commission expires: 6/28/2008 _____ Notary Public / Register

