WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/24/05 10:15 2 pgs
Fees:13.00 Taxes:765.53
20051024-0127842

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

OWNER:
Name **Rosemary Armstrong**
Address **7053 Red Apple Road**
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,

H & J Builders Inc., a Tennessee corporation ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Rosemary Armstrong, 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. 258, on the plan of Apple Valley, a R10 Residential Planned Unit Development, Phase Six, Section Three, of record in Instrument No. 20050125-0008848, 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 Designer Homes, GP, a Tennessee General Partnership, of record in Instrument No. 20050301-0022605, Registers Office for Davidson County, Tennessee. Also see Instrument No. 20020903-0105704, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006 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: 182-12-O-A-068

This is improved property known as: 7053 Red Apple 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 **October, 2005.**

H & J Builders Inc.

Eshagh Hanai, Pres.

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 **14th** day of **October, 2005.**

Commission expires _____

Notary Public

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

My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$206,900.00**

Affiant Rosemary Armstrong

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

My commission expires:

Notary Public - Register

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

My Commission Expires JAN. 26, 2008