This instrument prepared by:
The Home Closing Company, Inc.
214 Centerview Drive Suite 225
Brentwood, TN 37027
(615) 383-2099

File No.: **05-4529**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **H & J Builders, Inc., a Tennessee Corporation, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto **Gordon Medina and Diana Mazzeo, husband and wife, ("Buyer"),** and Buyer's successors and assigns all of Seller's interest in a certain tracts of loan located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot # 259 on the Plan of Apple Valley, a R10 Residential Planned Unit Development, Phase 6, Section 3, of record in Instrument No. 20050125-0008848, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete accurate legal description thereof.

Being part of the same property being conveyed to Designer Homes, a Tennessee General Partnership, by deed from Paul E. Johnson, Jeffrey P. Johnson, Stacey J. Carter, Buford W. Carter, Lorie J. Kelley, and B & Y, a Tennessee General Partnership, recorded on September 3, 2002 as a record in the Register of Deeds office for Davidson County, Tennessee, in Instrument No. 20020903-0105704, and further conveyed to H & J Builders, Inc., a Tennessee Corporation, dated February 28, 2005, recorded March 1, 2005 of record in Instrument No. 20050301-0022605, Registers Office of Davidson County, Tennessee.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Parcel ID # 182-12-0-A-67
x Improved OR
☐ Unimproved property located at: **7049 Red Apple Road, Antioch, TN 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on the **26th** day of **October, 2005**.

Davidson County DEEDWARR
Recvd: 11/07/05 13:28 2 pgs
Fees:13.00 Taxes:769.23
20051107-0134684

H & J Builders, Inc.

By: Eshagh Hanai, President

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Eshagh Hanai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the President of **H & J Builders, Inc.,** the within named bargainor, a corporation, and that he/she as such President, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by him/herself as President.

Witness my hand and Notarial Seal this the **26th** day of **October, 2005.**

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

My Commission Expires JAN. 26, 2008

Notary Public

My Commission Expires: _____

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$207,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

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

My Commission Expires JAN. 26, 2008

Notary Public

My Commission Expires: _____

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Owner's Name: **Gordon Medina and Diana Mazzeo**

and Address: **7049 Red Apple Road, Antioch, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Market Street Mortgage Corporation
P.O. Box 22128
Tampa, FL 33622-2128