Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

Davidson County DEEDWARR
Recvd: 12/21/05 08:40 2 pgs
Fees:13.00 Taxes:964.22
20051221-0152723

#348

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Sharon D. Griffin	(NEW OWNER)	Map 183-5A
5259 Catspaw Drive		Parcel 401
Antioch, TN 37013		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **H & J Builders, Inc., a Tennessee Corporation** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Sharon D. Griffin, unmarried** (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Phase 5, Section 11, October Woods, a Residential P.U.D., of record in Instrument No. 20041119-0138999, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to H & J Builders, a Tennessee Corporation by warranty deed dated June 28, 2005 from October Woods, G.P., a Tennessee General Partnership of record in Instrument No. 20050701-0076331, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2006 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Book 9840, Page 276 and Instrument No. 20041119-0139281, said Register's Office.**
3. **By-laws of record in Book 9840, Page 267, said Register's Office.**
4. **Charter of October Woods Home Owners Association of record in Book 9480, Page 259, said Register's Office.**
5. **Any and all matters appearing of record in Plat Instrument No. 20041119-0138999, said Register's Office.**

This is improved property commonly known as **5259 Catspaw Drive, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $260,600.00.

Affiant

Subscribed and sworn to before me this 15th day of December, 2005

Notary public:

My Commission Expires: March 31, 2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of **December, 2005**.

H & J Builders, Inc.

By: Eshagh Hanai'
~~Coby~~ Hanai, President

E H

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

E-H Eshagh Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ~~Coby~~ **Hanai,** with whom I am personally acquainted, or proved to me to be the President of H & J Builders, Inc., on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing by himself as President.

WITNESS my hand and official seal at Antioch, Tennessee, this 15th day of **December, 2005.**

Notary Public

My Commission Expires: March 31, 2007