Davidson County DEEDWARR
Recvd: 12/28/05 12:22 2 pgs
Fees:13.00 Taxes:998.63

20051228-0155276

WARRANTY DEED

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

OWNER:
Name **Antonia L. Spearman**
Address **4282 October Woods Drive**
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,

TR & D Homes Inc., a Tennessee Corporation ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Antonia L. Spearman and David Spearman, Wife and Husband, ("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. 252 on the Plan of Phase Six, Section Three, Apple Valley, A Residential Planned Unit Development, of record in Instrument No.20050125-0008848, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Designer Homes, A Tennessee General Partnership, by Deed from Paul E. Johnson, Jeffrey P. Johnson, Stacy J. Carter, Buford W. Carter, Lori J. Kelley and B & Y, a Tennessee General Partnership, recorded on September 3, 2002, as of record in the Register of Deeds Office for Davidson County, Tennessee in Instrument Number 20020903-0105704 and further conveyed to TR&D, Inc., a Tennessee Corporation, dated July 5, 2005, recorded July 6, 2005, of record in Instrument Number 20050706-0077390, 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: Map 182 Group 12A Parcel 74

This is improved property known as: 4282 October Woods Drive, 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 **December, 2005.**

TR & D Homes Inc.

Sina Taeedkashani, Pres.

By: Sina Taeedkashani, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, the undersigned, of the state and county mentioned, Sina Taeedkashani, 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 TR & D Homes Inc., the within named bargainor, a Corporation, and that such Sina Taeedkashani, 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 **December, 2005.**

Commission expires 9-16-09

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Jai Kehew
Notary Public

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$269,900.00**

Affiant _____

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

My commission expires: 9-16-09

_____
Notary Public - Register

