WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/09/06 14:57 2 pgs
Fees:13.00 Taxes:717.43
20060109-0003166

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

OWNER:
Name **Marc A. Kunkle**
Address **5279 Catspaw Drive**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name
Address
City/State/Zip

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 **Marc A. Kunkle and Tory M. Kunkle, Husband and Wife, ("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. 549 on the Plan of Phase 5, Section 11, October Woods, a Residential P.U.D., of record in Instrument Number 20041119-0138999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being 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, of record in Instrument Number 20050701-0076331, 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 183, Group 5A, Parcel 406

This is improved property known as: 5279 Catspaw 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 **30th** day of **December, 2005.**

H & J Builders Inc.

_____ _____
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 **30th** day of **December, 2005.**

Commission expires _____ _____
Notary Public

JEFFREY C. [illegible]
NOTARY
PUBLIC
LARGE
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 $193,900.00

Affiant _____

Subscribed and sworn to before me, this the 30th day of December.2005.

My commission expires:
1-27-07

_____
Notary Public - Register

