Davidson County DEEDWARR
Recvd: 02/01/06 11:12 2 pgs
Fees:13.00 Taxes:806.23
20060201-0012448

WARRANTY DEED

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

OWNER:
Name **Maryna V. Miller**
Address **7057 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 **Maryna V. Miller and Ted W. Miller, 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. 257 on the Plan of Apple Valley, a R10 Residential Planned Unit Development, Phase Six, Section Three, of record in Instrument Number 20050125-0008848, 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 Designer Homes, GP, a Tennessee general partnership, of record in Instrument Number 20050301-0022605, 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 69

This is improved property known as: 7057 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 **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 3-25-06

THEODORA M. MORRISON-JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$217,900.00**

Affiant

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

My commission expires: 3-25-06

Notary Public - Register

THEODORA M. MORRISON-JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN