WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/07 13:21 2 pgs
Fees:13.00 Taxes:499.50
20070801-0091413

State of Tennessee)
County of Davidson)

07-07-022K

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of July, 2007

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
H & J BUILDERS, INC., A TENNESSEE CORPORATION	" NEW OWNER "	PART OF MAP 182
(NAME) 713 Magnolia Ave.	(NAME)	141.00 AND 142.00
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **SAF PROPERTIES, A TENNESSEE PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **H & J BUILDERS, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lots Nos. 182, 184 and 185, on the plan of Section One of Phase One, Sunset Hills, RS-10 Subdivision - Cluster Lot Option, a Planned Unit Development of record in Instrument No. 20070607-0068102, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the the same property conveyed to SAF Properties, Inc., a Tennessee Partnership by Deed from Charles R. Dornan and wife, Martha J. Dornan dated February 8, 2005 of record in Instrument No. 20030523-0070966 and by deed from James W. Clark or record in Instrument No. 20050209-0015271, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Sunset Hills, of record in Instrument No. 20070605-0067129, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and will be paid by the Grantor(s) herein. Subject to Roll Back taxes and are to be paid by the Grantor.

BEING unimproved
Improved property known as: Lots 182, 184 & 185 Sunset Hills, Cane Ridge, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS WHEREOF, its hands, this 30th day of July, 2007

SAF PROPERTIES,
A TENNESSEE GENERAL PARTNERSHIP

By: _____
FRED YAZDIAN, GENERAL PARTNER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **FRED YAZDIAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the **GENERAL PARTNER** of **SAF PROPERTIES, A TENNESSEE PARTNERSHIP,** the within named bargainor(s), a Tennessee CORPORATION, and that he as such AUTHORIZED AGENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the CORPORATION by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of July, 2007.

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 01/03/11

_____
Notary Public

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, **PETER WEISS** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: ~~01/03/11~~ 5/31/11

_____
Notary Public

KRIS MORSS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY