This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040100

Davidson County DEEDWARR
Recvd: 04/14/04 10:49 2pgs
Fees:13.00 Taxes:832.50
20040414-0041913

Send Tax Bills To:
Visuvaling Vilvarajah
333 Solitude Circle
Goodlettsville, TN 37072

New Owner is:
Visuvaling Vilvarajah
333 Solitude Circle
Goodlettsville, TN 37072

MAP: 33-06-0-A
PARCEL: 22.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Tina Leann Hibbett**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Visuvaling Vilvarajah**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Echo Hill Estates, Section Two, of record in Plat Book 6900, page 791, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Patricia A. Vaugn by Warranty Deed from Kevin L. Cummings dated 08/24/94, recorded 08/26/94, in Book 9447, page 265, Register's Office for Davidson County, Tennessee. Patricia A. Vaughn died on July 27, 2003, survived by daughter and only child, Tina Leann Hibbett, heir at law.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their

heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 7th day of April, 2004.

GRANTOR:

Tina LeAnn Hibbett

Tina Leann Hibbett, heir at law of

Patricia A. Vaughn

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Tina Leann Hibbett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 7th day of April, 2004.

Blythe Bond Sanders
Notary Public

My Commission Expires: 11-25-06

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Melissa L. Sanders
Affiant

SWORN TO and subscribed before me this 7th day of April, 2004.

Blythe Bond Sanders
NOTARY PUBLIC

My commission expires:

11-25-06