PREPARED BY (AND RETURN TO):

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W & I Ref:(gj_) Title No: 46664
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/03/05 10:21 2 pgs
Fees:13.00 Taxes:1424.50
20051003-0118279

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Anita Agarwal 2319 Warfield Drive Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-13-118

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$385,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sally R. Smallwood, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anita Agarwal** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Abbott Martin Estates of record in Book 2854, page 27, Register's Office for said County.

Said Lot No. 4 fronts 165.65 feet on the southerly margin of Warfield Lane and extends back 305.2 feet on the westerly line and 281.6 feet on the easterly line to a dead line in the rear, measuring 119.6 feet thereon.

Being the same property conveyed to Sally R. Smallwood, married by deed from Clarence B. Breinig and John Bogers Breinig, Co-Trustees of The Clarence B. Breing Living Trust under the Living Trust Agreement dated September 9, 1993 of record in Book 11609, page 863, Register's Office for Davidson County, Tennessee.

Geoffrey H. Smallwood spouse of Sally R. Smallwood joins in this conveyance for the sole purpose of conveying and all marital interest in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2854 Page 27, said Register's Office, which Plan shows a 110 foot minimum building setback line from Warfield Lane and a 10 foot easement for public utility purposes along the rear and westerly line(s) of said lot; and a 2.5 x 15 foot utility anchor easement located on the northeasterly front corner of said lot.

This is improved property, known as: 2319 Warfield Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of September, 2005.

Sally R. Smallwood

Geoffrey H. Smallwood

State of TENNESSEE
County of DAVIDSON

On this 26th day of September, 2005 , before me the undersigned authority, personally appeared Sally R. Smallwood and Geoffrey H. Smallwood, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $385,000.00

Affiant

Sworn and subscribed before me this the 26th day of September, 2005

My Commission Expires: 9/4/06

W. BRAD LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Notary Public