PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of November, 2005, by and between JACK D. COLE, A MARRIED MAN, and CECILIA LOUISE VAUGHN PETTY, AN UNMARRIED WOMAN, AS TENANTS IN COMMON, hereinafter called Grantors, and ANISH A. NAJHAWAN and DEEPA NAJHAWAN, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JACK D. COLE, A MARRIED MAN, and CECILIA LOUISE VAUGHN PETTY, AN UNMARRIED WOMAN, AS TENANTS IN COMMON, as Grantors, do hereby bargain, sell, transfer and convey unto ANISH A. NAJHAWAN and DEEPA NAJHAWAN, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 5159 HICKORY HOLLOW PARKWAY, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

JEAN COLE, wife of JACK D. COLE, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of the Grantors on the day and year first above written.

Davidson County DEEDWARR
Recvd: 11/30/05 08:44 4 pgs
Fees:23.00 Taxes:259.00

20051130-0143693

JACK D. COLE
Signature of Seller

JEAN COLE
Signature of Seller Spouse

CECILIA LOUISE VAUGHN PETTY
Signature of Seller

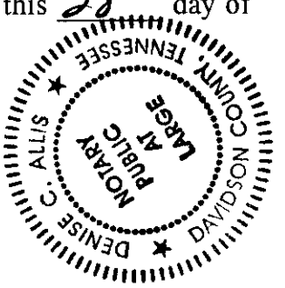
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CECILIA LOUISE VAUGHN PETTY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this 28 day of November, 2005.

Denise C. Allis
Notary Public

My commission expires: 5/27/2009



INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JACK D. COLE, joined by his wife,** Jean Cole, **the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.**

Witness my hand, at office, this 28 **day of November, 2005.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

ANISH A. NAJHAWAN and DEEPA NAJHAWAN, HUSBAND AND WIFE
2252 EDGE O LAKE DRIVE
ANTIOCH, TN 37013

Property Address:

5159 HICKORY HOLLOW PARKWAY, ANTIOCH, TN 37013
Person Responsible for Taxes:

Mortgage Investors Group
1321 Murfreesboro Rd.
Nashville, TN 37217

Map & Parcel #: MAP 163, PARCEL 83

AFFIDAVIT OF VALUE

STATE OF Tennessee:
COUNTY OF Davidson:

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **70000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 28 day of **November, 2005.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7725

EXHIBIT 'A'

Being a certain tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows, to wit:

Land in the 2nd Civil District of said County and State, described according to a survey made by Ray Brantley, Jr., surveyor, dated July 30, 1967, as follows: Beginning at a point in the southerly margin of New Cane Ridge Road at the intersection of the southerly margin of said Road and the easterly margin of Old Cane Ridge Road; thence with the easterly margin of said Old Cane Ridge Road South 10 deg. 40' East 44.2 feet to an iron pin; thence South 61 deg. 00' East 213 feet to a point; thence South 58 deg. 40' East 126 feet to an iron pin ; thence North 18 deg. 38' East 121.9 feet to the southerly margin of said New Cane Ridge Road; thence with the southerly margin of said Road Westwardly 266.8 feet to the beginning, containing .69 of an acre, more or less.

Being the same property conveyed to HERMAN VAUGHN AND ANN VAUGHN by Warranty Deed from Malcolm R. Bess and wife, Josephine Y. Bess, of record in Book 4166, page 799, Register's Office for Davidson County, Tennessee, the said Herman Vaughn having since died on 3-21-01, and the property vested in his wife, Ann Vaughn. Ann Vaughn, a/k/a Flora Ann Vaughn, died on October 25, 2005, testate and unmarried, and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 05P1703, and filed in Will Instrument NO. 6099/2101928, the property was devised and bequeathed unto Jack D. Cole and Cecilia Louise Vaughn Petty, the Grantors herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 163, PARCEL 83).
2. Unrecorded easements for roads and utilities, if any.