B18

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 22823B

Davidson County DEEDWARR
Recvd: 01/31/06 13:21 2 pgs
Fees:13.00 Taxes:758.50
20060131-0011984

MAP/GROUP/PARCEL: 098-09-O-B-012.00 CO

NEW OWNER'S NAME AND ADDRESS:
ROBERT MULYONO
120 WINDCHASE RUN
HERMITAGE, TN 37076

Mortgagee:
Sirva Mortage, Inc.
6070 Parkland Boulevard
Mayfield Hts., OH 44124

SEND TAX BILLS TO:
MORTGAGEE

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, KEVIN CHANNELL and ROBIN CHANNELL, HUSBAND AND WIFE, hereinafter called Grantors, does hereby transfer and convey unto, ROBERT MULYONO, AN UNMARRIED MAN, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12 ON THE PLAN OF WINDCHASE PHASE III, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 11700, PAGE 14, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is improved property known as 120 WINDCHASE RUN, HERMITAGE, TN 37076.

BEING the same property conveyed to Grantor herein by deed of record in Inst. No. 200102230016979, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Cerfificate, of record in Plat Book 11700, Page 14, said Register's Office, to which plan reference is hereby made for a more complete description thereof; The Declarations of Covenants, Conditions and Restrictions of Record in Book 11657, Page 304, Book 10969, Page 417, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

KEVIN CHANNELL

ROBIN CHANNELL

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, KEVIN CHANNELL and ROBIN CHANNELL, HUSBAND AND WIFE, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 30th day of January, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $205,000.00.

AFFIANT

Sworn to and subscribed before me, this the 30th day of January, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

DEBRA MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24 , 2007