Davidson County DEEDWARR
Recvd: 02/03/06 09:56 2 pgs
Fees:13.00 Taxes:558.70

20060203-0013504

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **January, 2006** by and between **Ott Sathngam and wife, Pamela Sathngam** , herein after referred to as GRANTOR, and **Caroline Wooldridge** , herein after referred to as GRANTEE.

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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 77 on the Plan of Villages of Brentwood, Phase I, of record in Plat Book 5200, page 613, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

This conveyance is subject to the following:

1) All matters appearing on the plan of Villages of Brentwood, Phase I, of record in Plat Book 5200, Page 613, the Register's Office for said County.

2) Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 6143, page 11 and Book 8507, page 831, Register's Office for said County.

3) Homeowners Association Charter of record in Book 6158, page 352, Register's Office for said County.

4) Conveyance of Common Area of record in Book 9718, page 624, Register's Office for said County.

Being the same property conveyed to Ott Sathngam and wife Pamela Sathngam by Quitclaim Deed from Gloria Micsak, dated August 16, 2005, recorded September 1, 2005, of record in Instrument 200509010104900, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Gloria Micsak by Quitclaim Deed from Ott Sathngam and wife, Pamela Sathngam, dated March 13, 2003, recorded March 31, 2003, of record in Instrument 20030331-0041640, Register's Office for Davidson County,Tennessee. Previously being the same property conveyed to Ott Sathingam by Quitclaim Deed from Gloria Micsak dated September 24, 2002, recorded October 4, 2002, of record in Instrument 20021004-0121267, said Register's Office. Also, previously being the same property conveyed to Gloria Micsak by Quitclaim Deed from Ott Sathngam and wife, Pamela Sathngam, dated November 20, 2001, recorded December 4, 2001, of record in Instrument 20011204-0133419, said Register's Office. Also, previously being the same property conveyed to Ott S. Sathingam by Special Warranty Deed from First Tennessee Bank, N.A., dated November 20, 2001, recorded December 4, 2001, of record in Instrument 20011204-0133417, said Register's Office.

This is [ ]improved [ ]unimproved property known as: 5321 Village Way, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Ott Sathngam by Gloria Micsak AIF
Ott Sathngam
Signature of Seller
POA Atty

Pamela Sathngam by Gloria Micsak AIF
Pamela Sathngam
Signature of Seller
Pa

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **31st** day of **January, 2006** before me personally appeared Gloria Micsak , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ott Sathngam and wife, Pamela Sathngam , and acknowledged that he/she executed the same as the free act and deed of said Ott Sathngam and wife, Pamela Sathngam .

Witness my hand, at office, this **31st** day of **January, 2006.**

Carrie Hughes
Notary Public

MY COMMISSION EXPIRES
My Commission Expires: SEPTEMBER 22, 2009

CARRIE HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Name and Address of Property Owner:
Caroline Wooldridge
5321 Village Way, Nashville, TN 37211

Send Tax Statements to:
BANK OF AMERICA
9000 SOUTHSIDE BLVD, Jacksonville FL 32256

Map and Parcel--161.10-0A-058.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

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 **$151,000.00** 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.

Jennifer Vanvelle
Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **January, 2006.**

Notary Public

My Commission Expires: 5/19/07

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
26-1-028