This Instrument Prepared By:
R. Francene Kavin
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Alex Schauffert
517 Gordon Ct.
Benecia CA 94510

Davidson County DEEDWARR
Recvd: 02/14/06 13:39 2 pgs
Fees:13.00 Taxes:1739.00
20060214-0017914

SEND TAX BILL TO:
Owner

MORTGAGEE:
First State Bank
1720 West End Ave Ste 500
Nashville, TN 37203

MAP **43-6**
GROUP
PARCEL **105**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Suresh Idnani,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Alex Schauffert**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

A lot in the 10th Civil District of Davidson County, Tennessee, located on the south side of Anderson Lane, about one mile east of Gallatin Road, being on the southeast corner of Anderson Lane and Nix Drive and being described according to a survey dated July 7, 1982, by Kevin Tucker and Associates, P.C., as follows:

Beginning at a point in the easterly margin of southwest corner of the property herein described; thence N 01 degrees 41 minutes 42 seconds E, along said margin of Nix Drive, a distance of 99.56 feet to a point marking the beginning of a curve to the right; thence, around said curve having a Delta of 91 degrees 48 minutes 29 seconds, a radius of 20.00 feet, a tangent of 20.64 feet, and a length of 32.05 feet to a point in the southerly margin of Anderson Lane; thence S 86 degrees 29 minutes 50 seconds E, along said margin of Anderson Lane, a distance of 151.89 feet to an iron pin marking the northwest corner of the Davenport property and the northeast corner of the property herein described; thence S 01 degrees 39 minutes 58 seconds W, a distance of 119.89 feet to an iron pin; thence N 86 degrees 35 minutes 59 seconds W a distance of 172.58 feet to the point of beginning containing 0.473 acres of land.

Being the same property conveyed to Suresh Idnani by deed from Substitute Trustee's Deed from R. Francene Kavin of record in Book 11054, page 433, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **316 Nix Drive, Shannondale Apartments, Madison, Tennessee 37115.**

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, his heirs and assigns , forever, and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized 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; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the **10th** day of **February, 2006.**

Suresh Idnani

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Suresh Idnani**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 10th day of February, 2006.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/19/2008

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $470,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day
of February, 2006.

NOTARY PUBLIC

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/26/08