THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Fremont Investment & Loan
P.O. Box 34078
Fullerton, CA 92834

MAP PARCEL NUMBERS 060-11-0-A004.00co

Davidson County DEEDWARR
Recvd: 02/23/06 11:01 2 pgs
Fees:13.00 Taxes:329.30
20060223-0021174

WARRANTY DEED

THIS INDENTURE, made and entered into this 13th day of February, 2006, by and between **Paul Finholt and Judy Finholt, husband and wife**, party of the first part, and **Kama Gray**, unmarried party of the second part,

WITNESSETH: That for and in consideration of **$89,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

The following land in Davidson County, Tennessee:

Being Lot No. 4 on the Plan of Pine Ridge Subdivision, Section 1 as of record in Book 6900, Page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Paul M. Finholt and Judy Finholt by deed from SFJV-2003-1, LLC, of record in Book/Instrument No.20050301-0022249, Register's Office, Davidson County, Tennessee, dated 2/10/05 and recorded 3/01/05.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); Any and all matters of Plat of record in Book 6900, Page 91, any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

The above referenced property is also known as 106 Timberline Court, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Paul Finholt
Paul Finholt

Judy Finholt
Judy Finholt

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Paul Finholt and Judy Finholt, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 13th day of February, **2006.**

My commission expires 1-27-07

Notary Public

DAVIDSON COUNTY, TENNESSEE ★ TISHA C. BALDWIN ★ NOTARY PUBLIC AT LARGE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$89,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 21 day of February, 2006.

My commission Expires 11-27-2006

Notary Public

ROBBIN TEASLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

PROPERTY ADDRESS:
106 Timberline Court
Nashville, TN 37207

Name and address of New Owner
Kama Gray
106 Timberline Court
Nashville TN 37207