State of Tennessee
County of Rutherford

This actual consideration or value – whichever is greater- is $127,200.00.

Affiant

Subscribed and sworn before me this 28th day of February, 2006.

Notary Public My Commission Expires

Patricia B. Graves

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

MY COMMISSION EXPIRES: April 21, 2009

Davidson County DEEDWARR
Recvd: 03/02/06 13:28 2 pg
Fees:13.00 Taxes:470.64

20060302-0024376

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	**Improved Property known as:**	**Send tax bills to:**
Clavin J. Daniels 2513 Mashburn Road Nashville, TN 37210	2513 Mashburn Road Nashville, TN 37210	GMAC Mortgage 100 Wilmer Road Horsham, PA 19044-0963

Map 119-7, Parcel 67

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

SIWILAI BHIMSAKKA, UNMARRIED

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

CLAVIN J. DANIELS

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot 85, on the Map of Laurel Acres Subdivision Section Two, of record in Book 2133, page 122, Register's Office for Davidson, Tennessee, to which plat reference is hereby made for a more compete and accurate legal description.

Said Lot No. 85 fronts 160.03 feet on the northwesterly side of Mashburn Road and runs bank between lines 198.5 feet on the northeasterly side and 182.6 feet on the northwesterly side to a dead line in the rear measuring 176.3 feet thereon.

Being the same property conveyed to Siwilai Bhimsakka, unmarried by Warranty Deed from Margan H. Swaffard, Jr. and wife, Wilma J. Swafford of record in Instrument No. 20000508-0046265, Register's Office for Davidson County, Tennessee dated April 28, 2000.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 2133, page 122, Register's Office for said County.

Subject to Covenants, Conditions, and Restrictions contained in Book/Instrument Number 2298, page 5, Register's Office for said County.

Subject to any easement and/or restriction of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 28th day of February, 2006.

Siwilai Bhimsakka

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, **Siwilai Bhimsokka,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **she** executed the within instrument for the purposes contained.

Witness my hand, this 28th day of February, 2006.

My Commission Expires:

MY COMMISSION EXPIRES: April 21, 2009

Notary Public

Patricia B. Graves

PATRICIA B. GRAVES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY