Return to:
Hallmark Title Company
100 Bluegrass Commons Blvd #115
Hendersonville, TN 37075

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

Davidson County DEEDWARR
Recvd: 03/03/06 09:02 2 pgs
Fees:13.00 Taxes:532.80
20060303-0024693

Our File Number: 23378S

MAP/GROUP/PARCEL: 73-09-34

NEW OWNER'S NAME AND ADDRESS:
RON J. MAFFEI JR.
2605 SHADOW LANE
NASHVILLE, TN 37216

SEND TAX BILLS TO:
Home Loan Center Inc. dba Lending Tree Loans
163 Technology Drive
Irvine, CA 92618

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, LARRY K. BORUM, MARCIA WEST and LARRY K. BORUM, TRUSTEE OF THE ROBERT WAYNE BORUM SUPPLEMENTAL CARE TRUST AGREEMENT, hereinafter called Grantors, does hereby transfer and convey unto, RON J. MAFFEI JR., his heirs and assigns, an unmarried man hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY TENNESSEE, BEING LOT NO. 47 ON THE PLAN GIBSON HEIGHTS, AS OF RECORD IN BOOK 1835, PAGE 133, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINING ON THE WESTERLY MARGIN OF SHADOW LANE AT THE CORNER OF LOTS NOS. 47 AND 48; THENCE WITH THE LINE BETWEEN SAID LOTS WESTWARDLY 125.28 FEET TO THE EAST LINE OF LOT NO. 49; THENCE WITH THE EAST LINE OF SAID LOT SOUTHWESTWARDLY 67 FEET TO THE CORNER OF LOTS NOS. 45 AND 49 AND A POINT IN THE THE WEST LINE OF LOT NO 47; THENCE TO THE CORNER OF LOTS NOS. 46 AND 47; THENCE WITH THE LINE BETWEEN SAID LOTS EASTWARDLY 132.10 FEET TO THE WESTERLY MARGIN OF SHADOW LANE; THENCE WITH SAID LANE NORTHWARDLY 110.62 FEET TO THE BEGINNING.

The subject property is improved property known as 2605 SHADOW LANE, Nashville, TN 37216.

BEING the same property conveyed to Grantor herein by Quitclaim deed of record in Instrument No. 20060131-0011753, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate,

title, and interest thereto belonging to said grantee. Grantors covenants with Grantee that they are 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 covenants and binds 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.

LARRY K. BORUM

MARCIA WEST

LARRY K. BORUM, TRUSTEE OF THE
ROBERT WAYNE BORUM SUPPLEMENTAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, LARRY K. BORUM and MARCIA WEST and LARRY K. BORUM, TRUSTEE OF THE ROBERT WAYNE BORUM SUPPLEMENTAL CARE TRUST AGREEMENT, 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 Nashville, Tennessee on this the 27th day of February, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER CO.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $144,000.00.

AFFIANT

Sworn to and subscribed before me, this the 27th day of February, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp July 19 2008