Davidson County DEEDWARR
Recvd: 03/13/06 10:15 2 pgs
Fees:13.00 Taxes:975.69
20060313-0028493

Prepared by (and return to):

GBEC of Tennessee, Inc.
404 BNA Drive Ste 300
Nashville TN 37217
Ph: 615-250-3400 Fax: 615-250-3444
e-mail: terasina@bellsouth.net

New owner:

Eric Charles
5271 Catspaw Drive
Antioch TN 37013

Responsible for tax payment:

Same

Tax Map-Parcel Numbers 183-05-0-A-404.00

Warranty Deed

FOR AND IN CONSIDERATION of the sum of ten dollars & 00/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We **TR and D, Inc a Tennessee Corporation**, hereinafter named the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **Eric Charles and Wendy Charles, husband and wife ,** hereinafter, called the **GRANTEE**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot(s) 551, as shown on the map entitled October Woods, Phase 5, Section 11, of record as Instrument No. 20041119-0138999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to TR & D, INC., A TENNESSEE CORPORATION, by deed from OCTOBER WOODS, G.P., A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20050401-0035767, dated March 31, 2005, as re-recorded as Instrument No. 20050811-0095212, said Register's Office.

This improved (X)unimproved( )property known as .

5271 Catspaw Drive Antioch TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do convey with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomever. 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 our hands this 8 day of March, 2006.

TR and D Inc
Printed name: Sina Taeedkashani

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____ the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

_____
Notary Public

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

_____
Notary Public

STATE OF TENNESSEE)
County of _____)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named_____-, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____and who acknowledged that she executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, 2004.

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Suva Tareda Swath with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of TR+D Inc the within named bargainor, a corporation (or partnership), and that **he,** as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by HIM self as such officer (or partner).

Witness my hand and official seal at office this 8 day of March, 06.

My Commission expires: _____

TERASINA D. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

_____
Notary Public

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $263700.00

Mandy Brady
Affiant

Sworn and subscribed before me this the 8 day of March, 06.

_____
Notary Public

TERASINA D. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008