Davidson County DEEDWARR
Recvd: 03/15/06 14:15 2 pgs
Fees:13.00 Taxes:719.65
20060315-0030008

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Robin McKenzie
Lorna McKenzie
8316 Trading Post Court
Nashville, TN 37221

SEND TAX BILL:
SAME

MORTGAGEE:

MAP AND PARCEL:
MAP 126-15-A
PARCEL 200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Madhuvrut Singh and wife, Minati Singh**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Robin McKenzie and wife, Lorna McKenzie**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of Section Four, Boone Trace At Biltmore, as of record in Plat Book 9700, page 933, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Madhuvrut Singh and wife, Minati Singh, by deed from Fox Ridge Homes, Inc., f/k/a NVR Fox Ridge, Inc., dated February 22, 2000, of record in Instrument No. 200003030021568, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 8316 Trading Post Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 1st day of March, 2006.

Madhuvrut Singh by John S. Rula, Attorney-in-Fact, pursuant to Power of Attorney of record in Inst. No. 20060315-0030006 RODCT.

Minati Singh by John S. Rula, Attorney-in-Fact by John S. Rula, Attorney-in-Fact, pursuant to Power of Attorney of record in Inst. No. 20060315-0030007, RODCT.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, JOHN S. RULA, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument in behalf of MADHUVRUT SINGH AND MINATI SINGH and who acknowledged that he executed the same as the free act and deed of MADHUVRUT SINGH AND MINATI SINGH.

Witness my hand and official seal this 1st day of March, 2006.

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $194,500.00.

AFFIANT

Subscribed and sworn to before me
this 1st day of March, 2006.

NOTARY PUBLIC

My Commission Expires: _____