This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060161

Send Tax Bills To:
Regions Mortgage
1900 Charles Bryan Road
Cordova, TN. 38016

Davidson County DEEDWARR
Recvd: 04/03/06 12:24 2 pgs
Fees:13.00 Taxes:489.14

20060403-0037410

New Owner is:
Paul Stagner & Yara Stagner
2826 Mossdale Drive
Nashville, TN 37217

MAP: 150-01-368.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Shubash Singh, an unmarried man** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Paul Stagner and Yara Stagner,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 319, Section 2-A, on the Plan of Cherry Hills Subdivision, which is of record in Plat Book 5190, page 111, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shubash Singh, an unmarried man from Patrick McCann and wife, Mary Ann McCann by Warranty Deed dated June 16, 2004 and recorded July 09, 2004 in Instrument No. 20040709-0081679, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 5291, page 695; Easements of record in Book 7974, page 230; and all matters of record on Plat in Plat Book 5190, page 111; Book 5190, page 150, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of March, 2006.

GRANTOR:

Shubash Singh

Shubash Singh

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Shubash Singh, an unmarried man** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31st day of March, 2006.

Peggy A. Hill
Notary Public

My Commission Expires: 7-25-06

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $132,200.00.

Affiant

SWORN TO and subscribed before me this 31st day of March, 2006

Peggy A. Hill
NOTARY PUBLIC

My commission expires:

7-25-06