This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Karu Jayathilake
1629 Highfield Lane
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:

NONE

Davidson County DEEDWARR
Recvd: 04/11/06 09:33 2 pgs
Fees:13.00 Taxes:340.40

20060411-0041415

MAP	**104-11**
GROUP	**F**
PARCEL	**208-co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Averi Outland, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Karu Jayathilake and Geshan Alwis**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the Nineteenth Civil District (19th) of Davidson County, Tennessee, being Unit No. 208 of The Cloisters, a horizontal property regime established by the Master Deed of record in Book 6317, page 688 as amended in Book 6533, page 580, , Register's Office, Davidson County, Tennessee, and as shown by a map of record in Book 6317, page 735, said Register's Office.

Being the same property conveyed to Averi Outland, unmarried by deed from Jeff Ford and wife, Sandra Ford of record in Instrument no. 20030108-0003156, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **2124 Fairfax Avenue, #208, Nashville, Tennessee 37212.**

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, and, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this the **7th** day of **April, 2006.**

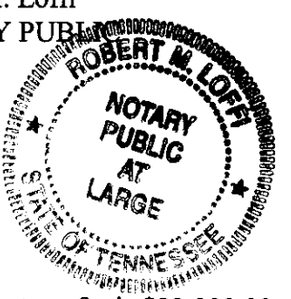
Averi Outland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Averi Outland, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 7th day of April, 2006.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $92,000.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of April, 2006.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

