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

Davidson County DEEDWARR
Recvd: 04/17/06 09:05 2 pgs
Fees:13.00 Taxes:1036.00
20060417-0042979

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 280,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF MARCH, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5·14·06

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2006 WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 06-01347 DASILVA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Mario DaSilva and Kathryn DaSilva	Preferred Home Mtg	MAP:
8188 Poplar Creek Road	325 Seaboard Ln	Parcel:155-03B 40.00 CO
Nashville, TN 37221	Franklin TN 37067	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KATHLEEN A.TALLMADGE, A SINGLE WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MARIO DASILVA, AND WIFE, KATHRYN DASILVA

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 8188 Poplar Creek Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 24th day of March, 2006.

Kathleen A. Tallmadge by Lucy Smith, attorney in fact.
Kathleen A.Tallmadge

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 24th day of March, 2006, before me personally appeared Lucy Smith 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 **Kathleen A. Tallmadge** and acknowledged that she executed the same as the free act and deed of said **Kathleen A. Tallmadge**.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public

My Commission Expires: 5·14·06

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2006 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 40 ON THE PLAN OF RIVER PARK ESTATES, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN BOOK 6250, PAGES 658 AND 659, AND SURVEYOR'S CERTIFICATE OF CORRECTION, OF RECORD IN BOOK 6785, PAGE 427, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO KATHLEEN A. TALLMADGE, AN UNMARRIED PERSON BY WARRANTY DEED FROM MARK A. CAVITT AND WIFE, FARIBA CAVITT, RECORDED ON THE 21ST DAY OF JUNE, 1994 IN DEED BOOK 9383, PAGE 501, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Kathleen A.Tallmadge pursuant to a power of attorney executed by the same on the 03/17/2006, and being filed for in Instrument # 20060417-0043978, Register's Office for Davidson County, Tennessee.