Davidson County DEEDWARR
Recvd: 04/21/06 10:59 2 pgs
Fees:13.00 Taxes:819.55

20060421-0045875

WARRANTY DEED LARGE

JOHN GLEAVES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-CBB-06-232

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,500.00

Emma Davis
Affiant

Subscribed and sworn to before me, this 17th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emma Davis	Emma Davis	
232 Payson Court	(NAME) 232 Payson Court	172-4A-98.00 CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAISON KURIAKOSE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EMMA DAVIS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee being Lot 88 on the Plan of PHASE THREE, HIGHLANDS OF BRENTWOOD, as shown on plat of record in Instrument No. 20010920-0101749, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation to Edward M. Lawler, Jr. and Tammye Lawler, husband and wife as recorded on the 28th day of March, 2002 in Instrument No. 20020328-0037979; Quitclaim Deed from Tammye Lawler to Edward Lawler, Jr. as recorded on the 3rd day of May, 2005 in Instrument No. 20050503-0049393; Trustee's Deed from Christopher L. Palmer as Successor Trustee to Wachovia Bank N.A. as recorded on the 12th day of July, 2005 in Instrument No. 20050712-0080871 and Special Warranty Deed from Wachovia Bank, N.A. to Jaison Kuriakose, unmarried as recorded on the 7th day of October, 2005 in Instrument No. 20051007-0121636, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Instrument No. 20010920-0101749; in Book 11595, Page 872; Book 11189, Page 612; Book 11356, Page 815; Book 11629, Page 906; Book 7461, Page 773; Book 7461, Page 805; Book 11189, Page 612; Book 11608, Page 467; Book11356, Page 840; Book 11629, Page 909 and Instrument No. 20000407-0035205, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 232 Payson Court, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest there o belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 17th day of April, 2006.

Jaison Kuriakose by Mark Meyerrose, Attorney-in-Fact

Jaison Kuriakose by Mark Meyerrose, Attorney-in-Fact

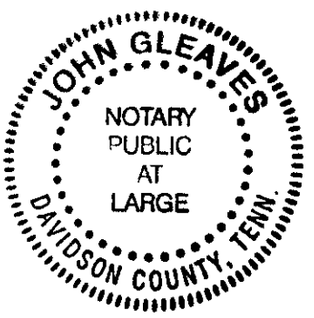
STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of April, 2006, before me personally appeared Mark Meyerrose 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 Jaison Kuriakose and who acknowledged he/she/they executed the same as the free act and deed of the said Jaison Kuriakose.

Witness my hand and official seal, this the 17th day of April, 2006.

Notary Public

My Commission Expires: 7-29-06



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903