THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 04/25/06 11:40 2 pgs
Fees:13.00 Taxes:888.00
20060425-0047103

ADDRESS NEW OWNER
Kildup S. Tiwana, et ux
4213 Bayside Lane
Hermitage, TN 37076

MORTGAGEE

Bank of America
9000 Southside Blvd.
Jacksonville, FL 32256

SEND TAX BILLS

Bank of America
9000 Southside Blvd.
Jacksonville, FL 32256

MAP-PARCEL:
097-080-047.00

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 of which is hereby acknowledged, we, **Paul G. Vargas and wife, Frances I. Vargas,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kildup S. Tiwana and wife, Kildup K. Tiwana,** 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 Davidson County, Tennessee, being Lot No. 282 on the Plan of Section 10, Lake Park, of record in Plat Book 4955, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paul G. Vargas and wife, Frances I. Vargas by deed from Philip H. Ivey and wife, Katherine W. Ivey, of record in Instrument Number 20020517-0060833, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5119, page 961; Subject to a Charter of Lake Park Homeowner's Association of record in Book 4469, page 746 and Book 9949, page 538; Subject to all matters including, easements, covenants, conditions and notes of record in Plat Book 4955, page 65, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

This is improved property known as **4213 Bayside Lane Hermitage, TN 37076.**

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 we do covenant with the said Grantees 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 Grantees, 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 our hands this 21st day of April, 2006.

Paul G. Vargas

Frances I. Vargas

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Paul G. Vargas and wife, Frances I. Vargas, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of April, 2006.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $240,000.00.

AFFIANT

Subscribed and sworn to before me this 21st day of April, 2006.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-14-07