PROPERTY TAX INFORMATION:

OWNER: Carole A. D'Aguilar
3317 Parkway Drive
Nashville, TN 37207

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

Map/Group: 60-3
Parcel: 3

Davidson County DEEDWARR
Recvd: 05/10/06 13:16 2 pgs
Fees:13.00 Taxes:425.50
20060510-0054936

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, I the undersigned, **Jillian Etherington**, unmarried, have bargained and sold and does hereby transfer and convey unto **Carole A. D'Aguilar, unmarried,** her heirs and assigns, forever, that certain tract or parcel of real estate situated in the 12DZ-42655 Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being part of Lot No. B-11 on the Map of Tamble Subdivision, as of record in Plat Book 974, Page 31, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey thereof made by Z. J. Wilkinson Surveyor, September 6, 1952.

Said part of Lot No. B-11 fronts 173 feet on the northerly side of Homestead Road and extends back between lines 283 feet on the westerly side and 304 feet on the easterly side to a dead line in the rear, measuring 182 feet thereon.

INCLUDED in the above description but expressly EXCLUDED therefrom is that portion of the premises acquired by the State of Tennessee for Interstate Hwy. 65 right-of-way, described ad follows:

Beginning on the northerly side of Homestead Road at the Southeasterly corner of the aforementioned property; thence westerly along said Northerly side 173 feet, more or less, to the Easterly line of the aforementioned property; thence along said Easterly side, Southwesterly 115 feet, more or less, to the point of beginning.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee from Arnold M. Weiss dated December 14, 2004 and filed for record in Instrument No. 20050118-0006131 and further conveyed to Jillian Etherington by Special Warranty Deed from Federal Home Loan Mortgage Corporation dated January 19, 2006 and filed for record in Instrument No. 20060221-0019907, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantee, her heirs and assigns, forever.

I, the undersigned, covenants with the said Grantee that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same; and that the same is unencumbered, except by lien of the 2006 property taxes which have been prorated between the parties and the Grantor having paid her prorata share unto the Grantee at closing, the Grantee agreeing to pay the same in full when due.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee upon delivery of this deed.

WITNESS MY HAND, this the 24th day of April, 2006.

Jillian Etherington

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 24th day of April, 2006, before me personally appeared Jillian Etherington, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 06/22/08

STATE OF TENNESSEE)
ss
RUTHERFORD COUNTY)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 115,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this 24th day of April, 2006.

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 06/22/08