(1)

THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

SEND TAX BILLS TO:
Bank of America
9000 Southside Blvd.
Jacksonville, FL 32256

MAP PARCEL NUMBERS
Map & Parcel No: 126.16-OA-4 CO

Davidson County DEEDWARR
Recvd: 05/23/06 14:51 2 pgs
Fees:13.00 Taxes:1417.10
20060523-0060684

WARRANTY DEED

THIS INDENTURE, made and entered into this19th day of May, **2006**, by and between **Sudhir Bandi and Prathima Dhanasekaran, husband and wife**, party of the first part, and **Rick D. Cervinka and Donna J. Cervinka, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$383,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, being Lot No.4 on the Plan of Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1, a Planned Unit Development, as of record in Instrument No. 20011026-0117231, 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 Sudhir Bandi and Prathima Dhanasekaran, Husband and Wife by deed from Beazer Homes Corp. d/b/a Phillips Builders a Tennessee Corporation, of record in Book/Instrument No.20030924-0141385 Register's Office, Davidson County, Tennessee, dated 09/19/03 and recorded 09/24/03.

The above referenced property is also known as 6416 Riverplace Drive, Nashville, TN 37221.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Instrument No. 20011026-0117231; Restrictive Covenants, Restrictions, Declarations of Covenants, Conditions and Restrictions of record in Book/Instrument No. 20011105-0121083, amended Instrument No. 20020424-0050565; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

05/19/06

Sudhir Bandi

05/19/06.

Prathima Dhanasekaran

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sudhir Bandi and Prathima Dhanasekaran, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 19th day of May, **2006.**

My commission expires 1-27-07

Notary Public

DAVIDSON COUNTY, TENNESSEE ★ TISHA C. CRAWLEY NOTARY PUBLIC AT LARGE

I, or we, hereby swear or affirm that, to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$383,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 19th day of May, 2006.

NOTARY PUBLIC

SANDRA S. TOMLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN

My commission expires: _____

EXPIRES: FEBRUARY 19, 2007

PROPERTY ADDRESS:
6416 Riverplace Drive
Nashville, TN 37221

Name and address of new owner:
Rick D. & Donna J. Cervinka
6416 Riverplace Drive
Nashville, TN 37221