Davidson County DEEDWARR
Recvd: 05/30/06 14:18 3 pgs
Fees:18.00 Taxes:1479.63
20060530-0063325

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Larry W. Lockhart
Donna H. Lockhart
7905 Indian Springs Drive
Nashville, TN 37221

SEND TAX BILL:

New Owners

MORTGAGEE:
Wells Fargo Bank, N.A.
P.O. Box 5137
Des Moines, IA 50306-5136

MAP AND PARCEL:
MAP 128-10A
PARCEL 56

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Amar Gande and wife, Madhuri Vusirikala**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Larry W. Lockhart and wife, Donna H. Lockhart**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Section Two, Pine Forest, as of record in Plat Book 11700, page 3, 4, 5 and 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Amar Gande and wife, Madhuri Vusirikala, by deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, dated February 27, 2001, of record in Instrument No. 20010302-0019707, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 7905 Indian Springs Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 25th day of May, 2006.

Amar Gande

Madhuri Vusirikala by

Madhuri Vusirikala by Amar Gande, Attorney-in-Fact pursuant to Power of Attorney of record in Inst. No. 20060530-0063324, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Amar Gande with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 25th day of May, 2006.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, AMAR GANDE, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument in behalf of MADHURI VUSIRIKALA and who acknowledged that he executed the same as the free act and deed of MADHURI VUSIRIKALA.

Witness my hand and official seal this 25th day of May, 2006.

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $399,900.00.

Larry W. Lockhart
AFFIANT

Subscribed and sworn to before me
this 25th day of May, 2006.

Catherine H. Gwyn
NOTARY PUBLIC

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires
January 24, 2009