Davidson County DEEDWARR
Recvd: 06/01/06 10:06 2 pgs
Fees:13.00 Taxes:532.43
20060601-0064303

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of May, 2006, by and between Patty Cole, party of the first part, and Brandi DiNdore, a married woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Situated in County of Davidson, Tennessee and without the corporate limits of any municipality, being known as Lot 48 on the Plan of Section 3, Meadows of Tulip Grove as shown in Plat Book 6900, Page 262 to which plat reference is hereby made for a more particular description thereof.

Being all or part of the same property conveyed to Patty Cole by virtue of that certain Special Warranty Deed dated January 21, 2006, at Instrument No. 20060125-0009443 in the Register's Office of Davidson County, Tennessee.

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

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in plat book 6900, page 262 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

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

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

Patty Cole

Patty Cole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Patty Cole ~~and~~, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of May, 2006.

Notary Public

J. ANDREW WEBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 1/23/10

Property Owner & Address: Brandi L DiNdore
733 Netherlands Drive
Hermitage, TN 37076

Tax Parcel No 075-12-0 053.00

Property Address: 733 Netherlands Drive
Hermitage, TN 37076

MAIL TAX
BILLS TO: America's Wholesale Lender
2375 N. Glenville Dr.
Bldg. B, RGUB-195
Richardson, TX 75082

Firm File #: 20060427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $143,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day of May, 2006.

Daphne M. Davis

Notary Public

My Commission Expires: 11-14-09

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY