Davidson County DEEDWARR
Recvd: 06/06/06 11:53 2 pgs
Fees:13.00 Taxes:943.50

20060606-0066755

WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

P.KW.06.5015

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Carol Clawson
Affiant

Subscribed and sworn to before me, this 30th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA BEAL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AJay Chawan	Realty Mortgage Corporation	
5015 Marchant Drive (ADDRESS)	215 Katherine Drive (ADDRESS)	147.09-28.00
Nashvillle, Tennessee 37211 (CITY) (STATE) (ZIP)	Flowood, MS 39232 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SUN INVESTMENTS, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AJAY CHAWAN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot Number 66 on the Plan of Crievewood as shown on plat of record in Plat Book 2331, page 99, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sun Investments, Inc. by Warranty Deed from Nancy Mattingly dated December 30, 2005 as of record in Instrument number 20060118-0006687, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5015 Marchant Drive, Nashvillle, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 30th day of May, 2006.

Jack Campbell President
Sun Investments, Inc. By: Jack Campbell, President

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of May, 2006, before me personally appeared Jack Campbell, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of Sun Investments, Inc., the within named bargainor, a corporation, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of May, 2006.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959

