Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/27/06 13:36 2 pgs
Fees:13.00 Taxes:436.60
20060627-0076795

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $118,000.00

M. Suresh
Affiant

Subscribed and sworn to before me, this 23rd day of June 2006.

Notary Public
My commission expires: 4/2107

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Address of New Owner:	Send Tax Bills to:	Tax Information
Suresh Manivasakam	Countrywide Home Loans	104-11-0F10300CO
2124 Fairfax Ave.	3011 Armory Dr Suite 120	
Nashville TN 37212-0000	Nashville, TN 37204	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jerrod G. Brown an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Suresh Manivasakam an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No.103, in The Cloisters, a Horizontal Property Regime, located in Davidson County, Tennessee, and described in a Master Deed recorded in Book 6317 Page 688 and amended in Book 6553 Page 580 Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat attached as Exhibit C to Master Deed. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Cloisters Condominiums contained in the Master Deed and By-Laws appended thereto, recorded in Book 6317 page 688 and amended in Book 6553 Page 580 , Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jerrod G. Brown by deed from McKinley Fred Johnson, III of record in Instrument No. 20021226-0158854 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2006 taxes, a lien which are not yet due and payable. 2) No insurance is provided as to the number of acres. 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 6217 Page 688 Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated 4) Charter of The Cloisters Homeowner's Association of record in Book 6346 Page 694 5) Restrictions of record in Book 9902 page 128

This property is improved property known as 2124 Fairfax Ave., Nashville, Tennessee 37212-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 23 day of June, 2006.

Jerrod G. Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerrod G. Brown the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of June, 2006.

Notary Public

My Commission expires: 4/24/07

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 05309