THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03184

Davidson County DEEDWARR
Recvd: 07/10/06 10:46 2 pgs
Fees:13.00 Taxes:691.53

20060710-0082269

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

BOX 10-A

Property Address:
6612 Cabot Drive, Nashville, TN 37209

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Hiteshkumar Amin, and wife, Alkaben Amin**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **David J. Estes, and Janetta S. Estes, as Tenants by the Entirety,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Charlotte Park, Section 26, of record in Plat Book 3700, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a deed from Charles D. Albury, Jr. and wife, Cynthia C. Albury, dated March 31, 2000, and recorded at Instrument No. 20000404003390O, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

This conveyance is subject to the following: Taxes for the year 2006 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 4065, Page 67, amended in Book 4142, Page 166; Plan of record in Book 3700, Page 91; all in the Register's Office for Davidson County, Tennessee.

WITNESS Grantors' hands this 6th day of July, 2006.

_____ {Seal}
Hiteshkumar Amin

_____ {Seal}
Alkaben Amin

State of TENNESSEE
County of DAVIDSON

On this the 6th day of July, 2006, before me, the undersigned officer, personally appeared Hiteshkumar Amin and Alkaben Amin, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

LAURA SIMON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission expires: 7-19-08

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $186,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kathy Snider
Affiant

Sworn to and subscribed before me this the 6th of July, 2006.

LAURA SIMON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission expires: 7-19-08

Name of Owner and Property Address:
David Estes and Janetta Estes
6612 Cabot Drive
Nashville, TN 37209

Person Or Entity Responsible For Payment Of Taxes:
US Bank, N.A.
4801 Frederica Street
Owensboro, KY 42301

Tax Parcel ID#: 102-070-036.00