Return to: First Title and Escrow Company, Inc
File Number 25416 Box 9B

Davidson County DEEDWARR
Recvd: 07/11/06 13:46 2 pgs
Fees:13.00 Taxes:1200.65
20060711-0083243

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,500.00.

Donna E. Kuff
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of June, 2006.

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
~~STATE OF TENNESSEE~~

Christina M. Read
Notary Public

My Commission Expires:

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
K. Lorraine Osborn, an unmarried woman

6213 Palomar Court
Nashville, Tennessee 37211

SEND TAX BILLS TO:
~~NEW OWNER~~
SunTrust Mortgage, Inc.
201 Fourth Avenue N. 7th Floor
Nashville, Tennessee 37219

MAP-PARCEL NUMBERS:

172100B081.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rommel Tirona, and Wife, Emily Ung hereinafter referred to as Grantors, hereby transfers and conveys to K. Lorraine Osborn, an unmarried woman, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Revision 1

BEING Lot No. 81, as shown on the Final Plat of Christiansted Valley, Phase 1, of record as Instrument No. 20000215-0015149 and Instrument No. 20000215-0015150 and revised by Instrument No. 20010209-0012852, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rommel Tirona, and Wife, Emily Ung by Warranty Deed from Timothy David Patterson, unmarried of record in Instrument No. 20041005-0120114, Register's Office for Davidson County, Tennessee, dated October 1, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Instrument Nos. 20000215-0015149 and 20000215-0015150, as revised by Instrument No. 20010209-0012852 Register's Office of said

County. See also plat revising Open Space of record as Instrument No. 20020904-0106659 in said Register's Office.

Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and

Declaration of Covenants, Conditions and Restrictions with Architectural Standards and By-Laws appended thereto of record as Instrument No. 19991221-0305559 and amended by Instrument No. 20000728-0074515 in said Register's Office.

Stormwater Detention Agreement of record in Book 11628, Page 8, in said Register's Office.

Charter of Christiansted Valley Homeowners' Association of record in Instrument Nos. 19991221-0305560 and 19991221-0305561, in said Register's Office.

Conveyance of common areas to Homeowners' Association by Instrument No. 20020916-0112445, as corrected by Instrument No. 20030715-0098810, in said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 6213 Palomar Court, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, 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 29th day of June, 2006.

Rommel Tirona

Emily Ung

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Rommel Tirona, and Wife, Emily Ung, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 6/29/2006.

Witness my hand and official seal this 29th day of June, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR.

260501622