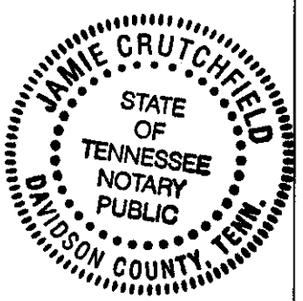
Davidson County DEEDWARR
Recvd: 07/18/06 10:58 2 pgs
Fees:13.00 Taxes:443.63
20060718-0086376

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

Charlene Adkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tajalin S. Draper	Mortgage Lenders Network USA, Inc.	Map 108
1414 Timber Valley Drive	213 Court Street	Group 16
Nashville, TN 37214	Middletown, CT 06457	Parcel 75

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Charlene Adkins, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Tajalin S. Draper
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 82-A, Zone Lot Division, Lots Nos. 27, 76, 82, 83, and 84, on the Plan of Percy Priest Woods Subdivision, Section 2, of record in Plat Book 5200, Page 756, amending Plat Book 5800, Page 259, 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 Charlene Adkins, unmarried by deed from Commercial Credit Plan, Inc., of record in Book 11452, Page 126, dated April 22, 1999, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6093, Page 392 and Book 6560, Page 667, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 756, amending Plat Book 5800, Page 259, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1414 Timber Valley Drive, Nashville, TN 37214

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 we do covenant with the said GRANTEES 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 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 7th day of July, 2006.

Charlene Adkins
Charlene Adkins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charlene Adkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of July, 2006.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.