26420

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 08/07/06 10:39 2 pgs
Fees:13.00 Taxes:495.80

20060807-0096296

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of July, 2006 by and between **Robert E. Bain and wife, Linda J. Bain**, hereinafter referred to as GRANTOR, and **Chaka N. Washington and Dajuan G. Washington, wife and husband**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 221, Hillbrook, Section 1, as of record in Book 3106, page 42, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This conveyance is subject to restrictions of record in Book 3277, page 482 and as amended in Book 3286, page 375, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert E. Bain and wife, Linda J. Bain, by Warranty Deed from William Otis Love, Jr. and wife, Shirley Love, dated October 29, 1985, recorded October 30, 1985, of record in Book 6696, page 106, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **206 Lucky Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Robert E. Bain

Linda J. Bain

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Robert E. Bain and wife, Linda J. Bain, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 28th day of July, 2006.

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Chaka N. Washington and Dajuan G. Washington
206 Lucky Drive, Nashville, TN. 37211

Send Tax Statements to:
Suntrust Mortgage, Inc
201 4th Avenue North, 7th Floor
Nashville, TN 37219

Map & Parcel 148.01-0-033.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $134,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 28th day of July, 2006.

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

26-1-420