This Instrument Prepared By:
Greenway Title, Inc.
425 West College Street
Murfreesboro, Tennessee 37130

Davidson County DEEDWARR
Recvd: 08/23/06 12:27 2 pgs
Fees:13.00 Taxes:318.20
20060823-0103925

Return To:
ADDRESS NEW OWNER:
Shawn B. Dunn
742 Ridgeview Court
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
American Home Mortgage
538 Broadhollow Road
Melville, NY 11747

MAP	173
GROUP	1
PARCEL	207

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TRAM Investments, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Shawn B. Dunn, an unmarried person**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7A, on the Plan of Lots 1 through 5 and 7 through 16, Zone Lot Division, DREAMLAND ESTATES SOUTHEAST, SECTION 3, of record in Book 5200, page 649, as amended in Book 6250, page 282, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to TRAM Investments, LLC, a Tennessee Limited Liability Company, by deed of record in Instrument no. 20060308-0027250, Register's Office for Davidson County, Tennessee.

The captioned property is subject to restrictive covenants per plat and of record in Book 6376, page 121 and Book 6250, page 282, of the said Register's Office.

This is improved property known as 742 Ridgeview Court, Antioch, Tennessee 37013.

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, his heirs and assigns , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his, 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 our hands this the 17th day of August, 2006.

TRAM Investments, LLC, a Tennessee
Limited Liability Company

By: Christopher R. Louk,
Chief Manager

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Christopher R. Louk** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Chief Manager** of **TRAM Investments, LLC, a Tennessee Limited Liability Company**, the within named bargainor, a limited liability company, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the limited liability company as such authorized officer.

WITNESS my hand and official seal at office this 17th day of August, 2006.

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 3/18/07

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $86,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of August, 2006.

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 3/18/07