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Realty Title Box 48-A

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25764-08-2006** **Record & Return To:** **Realty Title & Escrow Company, Inc.** **3815 Cleghorn Avenue, Suite 102** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $352,000.00. Rachelle Caudell Affiant Subscribed and sworn to before me this 14th day of August, 2006. Notary Public My Commission Expires: 2/3/2009

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

WARRANTY DEED

Address New Owner: Linthotage Greshan Fernando Chitra Fernando 2003 24th Avenue South Nashville, TN 37212	**Send Tax Bills To:** SunTrust Mortgage, Inc. 210 Fourth Ave North, 7th Fl Nashville, TN 37219	**Tax Information:** Map No.104.11-0 Parcel No. 372.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas Daniel Graves and wife, Neva Jewell Graves**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Linthotage Greshan Fernando and wife, Chitra Fernando** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2003 24th Avenue South, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of August, 2006.

Thomas Daniel Graves
Thomas Daniel Graves

Neva Jewell Graves
Neva Jewell Graves

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Thomas Daniel Graves and Neva Jewell Graves**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2006.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 08/23/06 14:47 2 pgs
Fees:13.00 Taxes:1302.40
20060823-0104102

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 52B on the Plan of Zone Lot Division Lot 52 Bransford Realty Co. Subdivision of Edgar Jones Home Place, as of record in Plat Book 6900, page 308,* Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description. *and Book 421, Page 7, (erroneously omitted from previous deed of record)

Being the same property conveyed to Thomas Daniel Graves and wife, Neva Jewell Graves by Warranty Deed dated July 31, 1987 from Daniel L. Graves and wife, Karen P. Graves of record in Book 7314, page 228, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 6900, page 308, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 6900, page 308, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 421, page 7, Register's Office for Davidson County, Tennessee.