return to

Southern Title Service
124 First Avenue South
Suite 102
Franklin, TN 37064

Prepared by ~~(and return to):~~

GBEC of Tennessee, Inc.
404 BNA Drive Ste 300
Nashville TN 37217
Ph: 615-250-3400 Fax: 615-250-3444
e-mail: brandilockert@bellsouth.net

Davidson County DEEDWARR
Recvd: 09/11/06 10:09 2 pgs
Fees:13.00 Taxes:3977.50
20060911-0111907

New owner:

Jacqueline B. Babat
Lawrence B. Babat
1091 Lynnwood Blvd
Nashville TN 37215

Responsible for tax payment:

Same

Tax Map-Parcel Numbers 144-03-0-15

Warranty Deed

FOR AND IN CONSIDERATION of the sum of ten dollars & 00/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Donald Dey, unmarried** hereinafter named the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto **Lawrence B. Babat and wife, Jacqueline B. Babat,** , hereinafter, called the **GRANTEE**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot(s) 49, as shown on the map entitled Chickering Hills, Section 2, of record in Plat Book 2331, page(s) 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DONALD A. DEY, by deed from CAROL KATZMAN SILVERMAN, UNMARRIED, of record as Instrument No. 20021121-0144792, dated November 5, 2002, said Register's Office.

This improved (X)unimproved( )property known as .

1091 Lynnwood Blvd. Nashville, TN 37215

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. We do convey with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomever. 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 8TH day of SEPTEMBER 2006.

Donald Dey

INDIVIDUAL ACKNOWLEDGMENTS:

H. GLENN BOLTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission expires 5-31-2010

STATE OF TENNESSEE }
County of DAVIDSON }

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

Witness my hand and official seal at office this 8th day of September, 2006.

Glenn Bolton
Notary Public

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

_____
Notary Public

STATE OF TENNESSEE)
County of_____)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named_____-, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____and who acknowledged that she executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, 2004.

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of _____ the within named bargainor, a corporation (or partnership), and that **he,** as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____ self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

Notary Public

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,075,000.00

Natasha Bellney
Affiant

Sworn and subscribed before me this the 8th day of September, 2006.

H. ANTHONY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public