SATURN & MAZER
FILE BOX 4
SP 44884

Davidson County DEEDWARR
Recvd: 10/05/06 14:41 2 pgs
Fees:13.00 Taxes:395.90
20061005-0124052

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $107,000.00

Affiant

Subscribed and sworn to before me, this 15th day of September 2006.

Notary Public
My commission expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

Address of New Owner:	Send Tax Bills to:	Tax Information
Laura Franklin 2145 S. Orange Drive Los Angeles, CA 90016	SAME	73-9/256

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sushil Nayyar and Tultul Nayyar**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Laura Franklin** , hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 30, on the Plan of Cooper Lane Estates, as shown on plat of record in Plat Book 5200, page 567, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Sushil Nayyar and Tultul Nayyar in Instrument 20020621-0075178 recorded 6/21/2002, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) Real Estate taxes for the year 2006 and subsequent years. Tax Parcel No. 73-9/256; (2) All matters shown on Plat recorded in Book 5200, page 567; (3) Easement (s) to Metropolitan Nashville Water and Sewer Services, as set forth in instrument recorded in Book 1721, page 240; Book 1721, page 283; Book 6218; page 112 and Book 6218, page 119: (4) Easement(s) of record in Book 1020, page 73 in the said Register's Office; (5) Sanitary Sewer and/or Storm Drain Easement of record in Book 4147, page 784, all of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 2304 Cooper Terrace, Nashville,TN 37216

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 15th day of September, 2006.

Sushil K Nayyar

Sushil Nayyar

Tultul Nayyar by Sushil K Nayyar Attorney in fact.

Tultul Nayyar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sushil Nayyar ~~and Tultul Nayyar~~, the bargainor(s), 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 and official seal at Franklin, Tennessee, this 15th day of September 2006.

Notary Public

TREY CAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

My Commission expires: 6-27-09

FILE NO: TN2006080236

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On September 15, 2006, before me personally appeared, **Sushil Nayyar**, 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 **Tultul Nayyar**, and who acknowledged that he executed the same as the free act and deed of **Tultul Nayyar**.

Witness my hand, at office, this 15th day of September, 2006.

Notary Public

My commission expires: 6-27-09

TREY CAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.