Davidson County DEEDWARR
Recvd: 10/18/06 09:02 2 pgs
Fees:13.00 Taxes:562.40
20061018-0129101

#9198 28705

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $152,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of October, 2006.

Notary Public:

My Commission Expires: 7/22/07

WARRANTY DEED

Name and Address of New Owner:
Saira Farrukh
3273 Harpeth Springs Dr.
Nashville, TN 37221

Send Tax Bills To:
Bank of America NA
210 South College St
Charlotte, NC 28255

Map/Parcel Number:
141-6-O-D-73-CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Tracy C. Monette, an unmarried woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Saira Farrukh, an umarried woman,** hereinafter called the Grantees, 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 Unit No. 73 on the Plan of Riverbridge Community, A Planned Unit Development of record in Instrument Number 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Tracy C. Monette, an unmarried woman, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated February 10, 2004, recorded February 11, 2004, in Instrument Number 20040211-0016223, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the 2006 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Instrument Number 20030213-0019999, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Instrument Number 20030205-0016044, Instrument Number 20030303-0027396 and Instrument Number 20030806-0111893, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed.

By-Laws of record in Instrument Number 20030218-0020999, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Instrument Number 20030218-0020998, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for common areas to Homeowners Association of record in Instrument Number 20030303-00273995 and Instrument Number 20030806-0111892, Register's Office for Davidson County, Tennessee.

Right of Way easement for Nashville, Chattanooga & St. Louis Railway set forth in the instrument recorded in Book 1298, Page 244, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement set forth in the instrument recorded in Instrument Number 20021217-0155374, Register's Office for Davidson County, Tennessee.

2006 Davidson County taxes $1,245.33 now due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 3273 Harpeth Springs Drive, Nashville, TN 37221

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 16th day of October, 2006.

Tracy C. Monette

Tracy C. Monette

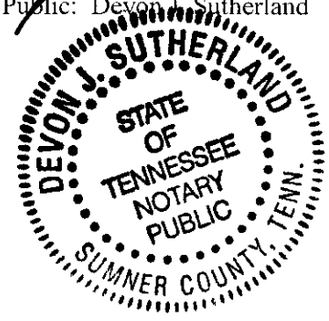
State of Tennessee)
County of Davidson)

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

Witness my hand and official seal, this 16th day of October, 2006.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland



This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, Tn 37075