Davidson County DEEDWARR
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20061023-0131096

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006090067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 16, 2007

The actual consideration or value, whichever is greater, is $56,500.00

Sworn to and subscribed before me this 19th day of October, 2006.

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Joshua V. Mundy 1615 Underwood Street Nashville, TN 37208	Joshua V. Mundy SAME	81-15-294.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Vinod T. Zaver and Kalpesh R. Patel**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joshua V. Mundy, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 27, on the Plan of Underwood Plan of Lots in North Nashville, of record in Plat Book 21, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. Description is the same as in the previous Warranty Deed of record.

Being the same property conveyed to Vinod T. Zaver and Kalpesh R. Patel by Final Decree Confirming Sale recorded on the 8th day of February, 2005 in Instrument No. 20050208-0014738, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:
All matters on the plan of record in Plat Book 21, Page 117, Register's Office for Davidson County, Tennessee. Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **1615 Underwood Street, Nashville, TN 37208.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 19th day of October, 2006

Vinod T. Zaver

Vinod T. Zaver

Kalpesh R. Patel

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Vinod T. Zaver and Kalpesh R. Patel, the within named 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, at office, this 19th day of October, 2006.

Kathy J Byers

Notary Public

My Comm. Expires: 9/19/09

