This space for Register's Office:

Davidson County DEEDWARR
Recvd: 11/03/06 08:59 2 pgs
Fees:13.00 Taxes:543.90

20061103-0136665

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle Ste 251
Brentwood, TN 37027

ADDRESS NEW OWNER:
Gayatri Trivedi
118 Oxford Ct
Goodletsville, TN 37072

SEND TAX BILLS TO:
NewOwner

Map # 26-6-90

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, Diana Sullivan hereinafter called the **Grantors**, do hereby convey unto Gayatri Trivedi married hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson being described as follows:

Being Lot No. 271 on the Plan of Windsor Green, Phase II, Section II, of record in Plat Book 6300, page 549, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Diana Sullivan on June 4, 2004 by Quit Claim Deed of record in Instrument 20040609-0068407 said Register's Office.

Physical Address: 118 Oxford Court Goodletsville, TN 37072

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the 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, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 27th day of October, 2006.

Diana Sullivan

Diana Sullivan

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Diana Sullivan known to me to be the persons whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 27th day of October 2006.

Notary Public in and for the
State of Tennessee

My Commission Expires: 6/22/08

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $147,000.00.

Affiant

Sworn and subscribed before me on 10/27th 2006.

Notary Public

My Commission Expires: 6/22/2008.

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE