Send Tax Statements To:
CitiMortgage, Inc
P.O. Box 183040
Columbus, Ohio 43218-3040

This Instrument Prepared By:
William P. Nelms, Attorney
StoneCrest Title & Escrow Co., LLC
2650 Memorial Blvd., Ste A
Murfreesboro, TN 37129

Name and Address of New Owner:
Aadil Shaikh
2589 Kanlow Drive
Antioch, TN 37013

Part of Map and Parcel Number:
174-00-0-17.00

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/03/06 10:45 2 pgs
Fees:13.00 Taxes:924.79
20061103-0136802

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

FOR AND IN CONSIDERATION of the sum of TEN AN N0/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **SIGNATURE PARTNERSHIP, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has this day bargained and sold and does hereby transfer and convey unto **AADIL SHAIKH, an unmarried man**, hereinafter called the GRANTEE, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to wit:

LAND in Davidson County, Tennessee, being all of Lot No. 280, Cane Ridge Farms-Phase VI, Section 2, according to plat appearing of record in Instrument No. 20060216-0018813 and 20060531-0063598, both of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

BEING part of the same property conveyed to Signature Partnership, LLC, a Tennessee limited liability company, by Warranty Deed from Cane Ridge Farms, LLC, a Tennessee limited liability company, dated March 10, 2006, appearing of record in Instrument No. 20060314-0029152, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument No. 20000905-0087103; 20001204-0119093; 20010815-0088370; 20040319-0031603 and 20041102-0131848; By-Laws of record in Instrument No. 20000905-0087103; Easement to Metro of record in Book 5078, Page 476; Easement to U. S. A. of record in Book 4420, Page 36; Easement to United Telephone of record in Instrument No. 20020123-0009340 and Instrument No. 20060607-0067535; Transmission Line Easement of record in Book 4428, Page 565; Charter of HOA of record in Instrument No. 20010815-0088360; and to any and all matters shown on said plat of record in Instrument No. 20060216-0018813 and 20060531-0063598; all of said Register's Office.

This is improved property known as 2589 Kanlow Drive; Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate, title and interest thereto belonging unto the said Grantee, his heirs and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2006 real property taxes which have been prorated between the parties; and Grantor further covenants and binds itself, its successors and assigns to forever warrant and

defend the title to the said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 31st day of October, 2006.

SIGNATURE PARTNERSHIP, LLC, a Tennessee ~~limited liability~~ company

By: ~~Brian Burns~~, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Brian Burns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the Chief Manager of Signature Partnership, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager, as duly authorized, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

1st WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the ~~31st~~ day of ~~October~~, 2006.
November

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Audra D. Cross
NOTARY PUBLIC

MY COMMISSION EXPIRES 8-16-08

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $249,942.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me this 1st day of November, 2006.

AUDRA D. CROSS NOTARY PUBLIC OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Audra D. Cross
NOTARY PUBLIC

MMISSION EXPIRES 8-16-08

Mail After Recording To:
StoneCrest Title & Escrow Co., LLC
2650 Memorial Blvd., Ste A
Murfreesboro, TN 37129