Address of New Owner	Send Tax Bills to:	Map Pa
Ines Sayani 4813 Humber Drive Nashville, TN 37211	Same	147-4-42

Davidson County DEEDWARR
Recvd: 12/05/06 12:44 3 pgs
Fees:18.00 Taxes:425.50
20061205-0149970

This instrument prepared by: Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 205, Nashville, Tennessee 37205.

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Sherrie Yvonne Rose, David Boone Demonbreum, Michelle Renee Demonbreum and Mark Alan Demonbreum, the heirs at law of Mary A. Demonbreum,** (The "Grantor"), has bargained and sold, and conveyed to **Ines Sayani, unmarried,** (The "Grantee"), her successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot 67, on the Plan of BEVERLY HEIGHTS, SECTION TWO, as shown on plat of record in Plat Book 2331, Page 42, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed by Quit Claim Deed from Joseph B. Demonbreun to Joseph B. Demonbreun and wife, Mary A. Demonbreum as recorded on the 28th day of May, 1998 in Book 10949, Page 244; Quit Claim Deed from Mary A. Demonbreun to Joseph B. Demonbreun, a married man as his sole and separate property as recorded on the 24th day of April, 1997 in Book 10428, Page 96 and Warranty Deed from Richard E. Rudesill and Nona J. Rudesill to Joseph B. Demonbreun and Mary A. Demonbreun as recorded on the 17th day of September, 1975 in Book 4951, Page 561, in the Register's Office of Davidson County, Tennessee.

THE said Joseph B. Demonbreun died on March 25, 2004 and the property became the property of Mary A. Demonbreun by operation of law. The said Mary A. Demonbreun died April 5, 2006 leaving the property to her only heirs at law, Mark Alan Demonbreun, Sherrie Yvonne Rose, David Boone Demonbreum, and Michelle Renee Demonbreum. Affidavit of heirship 20061205-0149969

Said Property is transferred subject to the limitations and encumbrances as follows:

1. County taxes for the year 2007 and thereafter not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BEVERLY HEIGHTS, SECTION TWO, as recorded in Plat Book 2331, Page 42
3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2440, Page 199.
4. Easement for Sewer and Drainage, recorded in Book 6249, Page 431.

This is improved property commonly known as 4813 Humber Drive, Nashville, TN 37211.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $115,000.00.

Natasha J. Clark
Affiant

Subscribed and sworn to before me this 30th day of November, 2006.

JOSEPH V. FERRELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES 07/19/08

Joseph V. Ferrell
Notary Public

My Commission Expires:_____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day November, 2006.

Estate of Mary A. Demonbreun
Sherrie Yvonne Rose
Mark Alan Demonbreun A.I.F.
Sherrie Yvonne Rose
By Mark Alan Demonbreun, Attorney In Fact
David Boone Demonbreun
Mark Alan Demonbreun A.I.F.
David Boone Demonbreun MAD
By Mark Alan Demonbreun, Attorney In Fact
Michelle Renee Demonbreun
Mark Alan Demonbreun A.I.F.
Michelle Renee Demonbreun MAD
By Mark Alan Demonbreun, Attorney In Fact

Mark Alan Demonbreun
Mark Alan Demonbreun MAD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of November, 2006 before me personally appeared **Mark Alan Demonbreum**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of November, 2006.

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 2006, before me personally appeared **Mark Alan Demonbreum,** to me known to be the person who executed the forgoing instrument on behalf of **Sherrie Yvonne Rose, David Boone Demonbreum,** and **Michelle Renee Demonbreum** and who acknowledged that he executed the same as the free act and deed of the said **Sherrie Yvonne Rose, David Boone Demonbreum,** and **Michelle Renee Demonbreum.**

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of November, 2006.

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

Notary Public

My Commission Expires: