Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $90,400.00

Affiant

Subscribed and sworn to before me, this 15th day of December 2006.

Notary Public
My commission expires: 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 12/21/06 13:53 2 pgs
Fees:13.00 Taxes:334.48
20061221-0157518

Address of New Owner:	Send Tax Bills to:	Tax Information
Tonya Baylor 901-903 Trailwood Circle Nashville, TN 37207	Same	50-7/16

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tultul Nayyar and Sushil Nayyar, husband and wife**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Tonya Baylor, an unmarried woman**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 112, on the Plan of Village By the Creek, Section 5, as shown on plat of record in Plat Book 6250, page 221, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Tultul Nayyar and Sushil Nayyar, Wife and Husband in Instrument No. 20030115-0006809, recorded 01/15/2003, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) the dower, curtesy, homestead, community property, or other statutory marital rights, if any, of the spouse of any individual insured. 2) Rights or claims of parties in possession not shown by the public records. 3) Easements or claims of easements, not shown by the public records. 4) Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey should show. 5) Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. 6) Real estate taxes for the year 2007 and subsequent years. 7) All matters shown on Plat recorded in Book 6250, page 221. 8) Restrictions as contained in Book 6443, page 231. 9) Beginning date: 12/10/1984; all matters of record in the Register's Office of Davidson County, Tennessee.

This property is improved property known as 901-903 Trailwood Circle, Nashville, TN 37207

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 15th day of December 2006.

Tultul Nayyar
By: Sushil Nayyar, Attorney in Fact

Sushil Nayyar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sushil Nayyar**, the 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 and official seal at Franklin, Tennessee, this 15th day of December 2006.

Notary Public

My Commission expires: 11-22-2010

DANIELLE GRIGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On December 14, 2006, before me personally appeared, **Sushil Nayyar**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Tultul Nayyar**, and who acknowledged that he executed the same as the free act and deed of **Tultul Nayyar**.

Witness my hand, at office, this 15th day of December, 2006.

Notary Public

My commission expires: 11-22-2010

FILE NO: TN2006100283

DANIELLE GRIGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010