THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14990

Davidson County DEEDWARR
Recvd: 05/07/07 10:18 2 pgs
Fees:13.00 Taxes:457.32
20070507-0054423

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $

Property Address:
572 Old Lebanon Dirt Rd., Hermitage, TN 37076 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **David M. Long, and wife, Margaret J. Long**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Rashmikant Patel,** _____, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot 115, Final P.U.D. Plan, Phase 3, Jackson's Retreat, as shown by plat of record in Book 5200, Pages 517 and 518, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from David Mark Amick and wife, Sharon K. Amick, dated May 31, 1996, and recorded June 3, 1996, in the Register's Office for Davidson County, Tennessee, in Book 10071, at Page 87.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 12th day of APRIL, 2007.

David M. Long {Seal}

Margaret J. Long {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 12th day of April, 2007, before me, the undersigned officer, personally appeared David M. Long and Margaret J. Long, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires March 21, 2010

Notary Public

My Commission expires: _____

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $123,600.00 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 the 12th of APRIL, 2007.

Notary Public

My Commission expires: 11-22-2010

Name of Owner and Property Address:
Rashmikant Patel
572 OLD LEBANON DIRT RD
HERMITAGE, TN 37076

LAMELLE GRIGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires November 22, ...

Person Or Entity Responsible For Payment Of Taxes:
~~Rashmikant Patel~~ DECISION ONE MORT
3023 HSBC WAY
FORT MILL, ~~TN~~ SC 29715

Tax Parcel ID#: 086-07-0-071.00