G-20608-3
Box 14-A

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 06/26/07 14:35 2 pgs
Fees:13.00 Taxes:1110.00
20070626-0076361

W & I Ref:(dm) Title No: 48607
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Damon Abaray 7524 Oakhaven Trace Nashville, Tennessee 37209	SunTrust Mortgage, Inc. P.O. Box 79041 Baltimore, MD 21279-0041

TAX MAP-PARCEL NUMBERS: 11407002100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$300,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael J. Quadrini and spouse, Cara L. Quadrini**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Damon Abaray** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Oakhaven Subdivision Resubdivision of Lots 20 and 21 and new Lot 23 of Section 4 of record in Doc. No. 20010302-0019996, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael J. Quadrini and wife, Cara L. Quadrini by deed from Neal Lampley and wife, Mary Lampley of record in Doc. No. 20050624-0073036, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20010302-0019996, said Register's Office, to which plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book 10353, Page 676 amended in Doc. No. 20020130-0013213, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7524 Oakhaven Trace, Nashville, Tennessee 37209

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 COVENANTS 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.

WITNESS THE EXECUTION HEREOF this 25th day of June, 2007.

Michael J. Quadrini

Cara L Quadrini
Cara L. Quadrini

State of TENNESSEE

County of DAVIDSON

On this 25th day of June, 2007 , before me the undersigned authority, personally appeared Michael J. Quadrini and Cara L. Quadrini, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

Notary

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 $300,000.00.

Affiant

Sworn and subscribed before me this the 25th day of June, 2007.

My Commission Expires: 5/23/09

Notary Public