Davidson County DEEDWARR
Recvd: 06/27/07 15:08 2 pgs
Fees:13.00 Taxes:906.50
20070627-0076896

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of June, 2007 by and between **Brooke C. Frassinelli, Trustee of The Brooke C. Frassinelli Revocable Living Trust,** and **Brooke C. Frassinelli, individually** hereinafter referred to as GRANTOR, and **Salim Binave**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land lying and being in Davidson County, Tennessee, as follows, to-wit:
Being Lot Number 24 on the Plan of Phase Three, Highlands of Brentwood (formerly Brentwood Highlands) of record in Instrument No. 200109200101749, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This conveyance is subject to the following:
1) All matters appearing on the plan of Phase Three, Highlands of Brentwood (formerly Brentwood Highlands), of record in Instrument 200109200101749, Register's Office for said County.
2) Homeowners Association Charter of record in Book 11595, page 872, Register's Office for said County.
3) Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 11189, page 612; Book 11356, page 815 and Book 11629, page 906, Register's Office for said County.
4) Easement for ingress and egress of record in Book 11189, page 612, Register's Office for said County.
5) Easement granted in favor of Bell South of record in Book 11608, page 467, Register's Office for said County.
6) Conveyance of Open Spaces of record in Book 11629, page 909 and Instrument 200004070035205, Register's Office for said County.
7) Sanitary Sewer and/or Storm Drainage Easement of record in Book 7461, page 805, Register's Office for said County.

Being the same property conveyed to The Brooke C. Frassinelli Revocable Living Trust by Warranty Deed from Continental Development and Construction Inc., dated August 30, 2002, recorded September 3, 2002, of record in Instrument 200209030106023, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **1284 Brentwood Highlands Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Brooke C. Frassinelli, Trustee

Brooke C. Frassinelli, Trustee

Brooke C. Frassinelli, individually

Brooke C. Frassinelli, individually

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

Personally appeared before me, a Notary Public of said county and state, Brooke C. Frassinelli, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 22nd day of June, 2007.

Cynthia Ann Gore
Notary Public

My Commission Expires: 1/24/10

CYNTHIA ANN GORE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

Personally appeared before me, a Notary Public of said county and state, personally appeared Brooke C. Frassinelli, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themselves to be the Trustee of The Brooke C. Frassinelli Revocable Living Trust, the within named bargainor, a trust, and that Brooke C. Frassinelli, as such Trustee, being authorized so to do, executed the foregoing instrumentfor the purposes therein contained, by signing the name of the trust by themselves as Trustee of said trust.

Witness my hand, at office, this 22nd day of June, 2007.

Cynthia Ann Gore
Notary Public

My Commission Expires: 1/24/10

CYNTHIA ANN GORE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Salim Binave
1284 Brentwood Highlands Drive, Nashville, TN 37211

Send Tax Statements to:

~~Magna Bank f/k/a 1st Trust~~ Bank for Savings, FSB

6525 Quail Hollow, Ste. 300, Memphis, TN 38120

Map & Parcel No. 172.04-0A-130.00-C

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $245,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 22nd day of June, 2007.

Cynthia Ann Gore
Notary Public

My Commission Expires: 1/24/10

CYNTHIA ANN GORE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

RETURN TO: