WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO
200 MADISON STREET
MADISON, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 286,000.00

Diane L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF August 2007

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: ~~March 20, 2010~~ SB
(AFFIX SEAL) MY COMMISSION EXPIRES 1/23/2010

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dilip C. Amin	ABN AMRO Mortgage Group, Inc	MAP & PARCEL
(NAME)	(NAME)	
1004 Wyntergrace Farm Road	2600 W. Big Beaver Rd.	064080A04100C0
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Troy, MI 48084	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jonathan A. Harris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dilip C. Amin

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Section One, Merritt Downs, of record as Instrument No. 20010523-0053201 in the Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Jonathan A. Harris by Warranty Deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee Corporation which deed is of record as Instrument No. 20060926-0119046 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2007 AND SUBSEQUENT YEARS THEREAFTER; RESTRICTIVE COVENANTS OF RECORD IN INSTRUMENT NOS. 20010702-0069864 AND 20010604-0057881, SAID REGISTER'S OFFICE; BY-LAWS OF RECORD IN INSTRUMENT NO. 20010608-0060786, SAID REGISTER'S OFFICE; CHARTER FOR MERRITT DOWNS OF RECORD IN INSTRUMENT NOS. 20010608-0060785 AND 20011127-0129417, SAID REGISTER'S OFFICE; EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE OF RECORD IN INSTRUMENT NO. 20001208-0121300; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20010119-0006024; DEED TO MERRITT DOWNS HOMEOWNERS ASSOCIATION OF RECORD IN INSTRUMENT NO. 20020619-0074316, SAID REGISTER'S OFFICE; UTILITY EASEMENT TO CUMBERLAND UTILITY DISTRICT OF RECORD IN BOOK 4910, PAGE 838, SAID REGISTER'S OFFICE; INGRESS/EGRESS RETAINED IN DEED OF RECORD IN BOOK 5699, PAGE 535, SAID REGISTER'S OFFICE (AS IT MAY AFFECT SUBJECT PROPERTY), DRAINAGE EASEMENT IN FAVOR OF METROPLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY OF RECORD IN BOOK 8632, PAGE 146, SAID REGISTER'S OFFICE (AS IT MAY AFFECT SUBJECT PROPERTY); SUBJECT TO THE PLAN OF MERRITT DOWNS, SECTION ONE, OF RECORD IN INSTRUMENT NO. 20010523-0053201, SAID REGISTER'S OFFICE WHICH SHOWS AN OWNER'S

CONTINUED

unimproved ( )
This is improved (X) property, known as 1004 Wyntergrace Farm Road, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 3rd day of August 2007

Jonathan A. Harris
Jonathan A. Harris

Davidson County DEEDWARR
Recvd: 08/07/07 14:57 3 pgs
Fees:18.00 Taxes:1058.20

20070807-0094457

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan A. Harris

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 3rd day of August 2007.

Commission expires ~~March 20, 2010~~ SB

MY COMMISSION EXPIRES 1/23/2010

Sandy Balent
Notary Public

SANDY BALENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

CERTIFICATE, CERTAIN NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC,. AS MAY BE SET FORTH THEREON.