PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(dm) Title No: 48969
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/03/07 14:27 2 pgs
Fees:13.00 Taxes:925.00
20071003-0118056

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Allan Maharaj Fatima Maharaj 7408 Birddale Place Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 14210014900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$250,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wade C. Eley and John W. Eley,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Allan Maharaj and spouse, Fatima Maharaj** 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. 3 on the Plan of Birkdale Place of record in Book 7900, page 971 Register's Office for said County.

Said Lot No. 3 fronts 72.00 on the easterly margin of Birkdale Place and extends back 117.99 feet on the northerly line and 117.23 feet on the southerly line to a dead line in the rear, measuring 72.00 feet thereon.

Being the same property conveyed to Wade C. Eley and John W. Eley by deed from John W. Sanders and wife, Savannah E. Sanders of record in Doc. No. 20060331-0036755 dated and executed on March 30, 2006 and recorded on March 31, 2006 in the 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 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 971, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9567, page 542, Book 9648, page 705, 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: 7408 Birkdale Place, Nashville, Tennessee 37221

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 1st day of October, 2007.

Wade C. Eley

John W. Eley

State of TENNESSEE
County of DAVIDSON

On this 1st day of October, 2007 , before me the undersigned authority, personally appeared Wade C. Eley and John W. Eley , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **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 $250,000.00

Affiant

Sworn and subscribed before me this the 1st day of October, 2007

My Commission Expires DEBRA MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24 , 2007

Notary Public