WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May 2008

Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115
WITH INFORMATION FURNISHED BY
the parties hereto and without the benefit of a title search/examination.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caliten Investments, LLC (NAME)	[illegible] Same as New Owner (NAME)	181-10-0-A-013-00-C
348 Blackman Road (ADDRESS)	[illegible] (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	[illegible] (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, Aubrey Hiam

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Caliten Investments, LLC

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 all of Lot No. 13 on the Plan of Section One, Autumn Oaks, of record in Plat Book 9700, Page 913, Register's Office for Davidson County to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Aubrey Hiam by Substitute Trustee's Deed executed by Nationwide Trustee Services, Inc., dated March 20, 2008 and recorded April 4, 2008 as Instrument No. 20080404-0034149 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO UNPAID PROPERTY TAXES, IF ANY, LIENS AND/OR ENCUMBRANCES OF RECORD AND SUBJECT TO RECORDED RESTRICTIVE COVENANTS, IF ANY, AND NOTES, EASEMENTS, SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF SECTION ONE, AUTUMN OAKS OF RECORD IN PLAN BOOK 9700, PAGE 913, REGISTER'S OFFICE FOR SAID COUNTY.

Davidson County DEEDWARR
Recvd: 05/05/08 12:18 2 pg
Fees:13.00 Taxes:703.00

20080505-0045993

unimproved ( )
This is improved (X) property, known as 105 Autumn Oaks Court, Brentwood, TN 37027
(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 2nd day of May 2008

Aubrey Hiam

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 Aubrey Hiam

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 2nd day of May, 2008.

Commission expires March 20, 2010

Deanie L. Gregory
Notary Public

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 _____, _____.

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires _____

_____
Notary Public