PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

Davidson County DEEDWARR
Recvd: 07/31/08 14:30 2 pg
Fees:13.00 Taxes:444.00

20080731-0078617

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel,

W & I Ref:(GJ) Title No: 49521
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Barry Groomes Nancy Groomes 2334 Feeser Road Taneytown, Maryland 21787	SAME

TAX MAP-PARCEL NUMBERS: 135160B07600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$120,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gursharn Chattha and spouse, Narinder Chattha**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barry Groomes and spouse, Nancy Groomes** 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 Unit No. 76 on the Plan of Woodridge at Nashboro Village of record in Doc. No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Narinder Chattha, a married woman and Gursharn Chattha, her husband by Warranty Deed from Beazer Homes Corp. dba Phillips Builders, a Tennessee Corporation dated September 29, 2004 and recorded on October 13, 2004 of record in Doc. No. 20041013-0123636, 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 Doc. No. 20021120-0143949, said Register's Office, to which plan reference is hereby made for a more complete description; Stormwater Detention Agreement of record in Doc. No. 20020820-0100403, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 2002114-0134724; Doc. No. 20021106-0136459; Doc. No. 20030610-0080281; Doc. No. 20050520-0056888, 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: 554 Flintlock Court, Nashville, Tennessee 37217

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 29th day of July, 2008.

Gursharn Chattha

Narinder Chattha

State of CALIFORNIA
County of Santa Clara

On this 25th day of July, 2008 , before me the undersigned authority, personally appeared Gursharn Chattha and Narinder Chattha , 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: 10/03/2010

Notary

BIANCA GALINDO
Commission # 1697334
Notary Public - California
Santa Clara County
My Comm Expires Oct 3, 2010

State of ~~CALIFORNIA~~ Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Sworn and subscribed before me this the 29th day of July, 2008

My Commission Expires: 3-20-2010

Notary Public

DEBORAH H. BERRIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY