RECORD & RETURN TO
AFFORDABLE CLOSINGS
2708 WESTERN HILLS DR
NASHVILLE TN 372[illegible]

Davidson County DEEDWARR
Recvd: 10/09/08 14:01 2 pg
Fees:13.00 Taxes:891.70
20081009-0102552

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,000.00

Affiant

Subscribed and sworn to before me, this 6TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 2-24-

(AFFIX SEAL)

RONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
211 Donelson Pike Suite 213
Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jyoti P. Pandit	Jyoti P. Pandit	182-12-0A-123.00
7229 Wild Apple ct. (ADDRESS)	7229 Wild Apple Court (ADDRESS)	
Cane Ridge TN 37013 (CITY) (STATE) (ZIP)	Cane Ridge, TN 37013 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Southstar, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jyoti P. Pandit,* hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*unmarried

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 228, ON THE PLAN OF SECTION FIVE, APPLE VALLEY, R-10 RESIDENTIAL PLANNED UNIT DEVELOPMENT OF RECORD IN INSTRUMENT NO. 200603150029579, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO SOUTHSTAR LLC BY DEED FROM EDNA LUNETTE PHARR, TRUSTEE AND WILLIAM LLOYD ALLEN, TRUSTEE DATED JULY 25, 2008 OF RECORD IN INSTRUMENT NO. 20080729-0077582, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO NELLIE WILLIAMS, AS TRUSTEE OF THE NELLIE WILLIAMS REVOCABLE LIVING TRUST, BY DEED FROM NELLIE WILLIAMS DATED MAY 14, 2007 OF RECORD IN INSTRUMENT NO. 20070604-0065933, SAID REGISTER'S OFFICE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7229 Wild Apple Court, Cane Ridge, TN 37013
(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/our hand(s) this 6th day of October, 2008.

Southstar, LLC

BY: _____
Glenn McGehee, President

State of Tennessee

WARRANTY DEED
(Continued)

County of Williamson

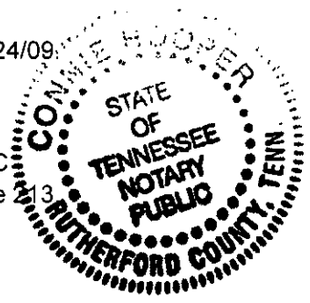
Before me, Connie Hooper, a Notary Public within and for the State and County aforesaid personally appeared , Glenn McGehee, with whom I am personally acquainted and who upon his oath acknowledged himself to be the President, respectively of the Southstar, LLC, the within named bargainor, and that the President as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Glenn McGehee as such President.

Witness my hand and official seal at this office in Brentwood on this the 6th day of October, 2008.

Connie Hooper

Connie Hooper

Commission expires: 2/24/09



RETURN TO:
Affordable Closings, LLC
211 Donelson Pike Suite 113
Nashville, TN 37214