WARRANTY DEED

Record + Return To
Foundation Title
30 Burton Hills Blvd
Ste 175
Nashville TN 37215

R-C21-09-0234

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

Subscribed and sworn to before me this 24th DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES: 7/3/12

(AFFIX SEAL)

KELLY ANN CALLAGHAN STATE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marshall Scott Peace, II	Franklin American Mortgage Co (NAME)	
234 Hillsboro Place (ADDRESS)	501 Corp. Centre Drive, St. 400 (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Franklin TN 37067 (CITY) (STATE) (ZIP)	117030D23400CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we VIKAS SINGH AND MEGHNA M. SINGH, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARSHALL SCOTT PEACE, II, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING UNIT NO. 234 OF HILLSBORO STATION CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 6740 AT PAGE 37, THE PLAT OF WHICH IS OF RECORD IN PLAT BOOK 6250, PAGES 751-753, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

MEGHNA M. SINGH JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO VIKAS SINGH, A SINGLE PERSON, BY WARRANTY DEED FROM THIEU GIA PHAM AND WIFE, HANH TU BUI PHAM, RECORDED ON THE 2ND DAY OF JUNE, 2005, IN INSTRUMENT NO. 20050602-0062401, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2009 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN PLAT BOOK 6250, PAGES 751-753; BOOK 6747, PAGE 6; BOOK 6740, PAGE 37; BOOK 8140, PAGE 689; BOOK 6595, PAGE 58; BOOK 6629, PAGE 452; BOOK 3965, PAGE 909; BOOK 4158, PAGE 38; BOOK 4633, PAGE 468; BOOK 1877, PAGE 581; BOOK 3531, PAGE 572; BOOK 3531, PAGE 576; AND BOOK 3531, PAGE 592; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 234 Hillsboro Place, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090053237 DEEDWARR
Recvd: 08/05/09 12:36 2 pgs
Fees:13.00 Taxes:625.30

20090805-0073464

Witness my/our hand(s) this 24th day of July, 2009.

Vikas Singh

Meghna M. Singh

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vikas Singh and Meghna M. Singh, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of July, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903