This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
Sunil Kawatra
2121 Acklen Avenue, Unit 2
Nashville, Tennessee 37212

SEND TAX BILL:
NEW OWNER

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 104-11B
GROUP
PARCEL 2

WARRANTY DEED

9509 06/23 0101 03CHECK 203.25

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Veena Gupta and husband, Anil Gupta, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sunil Kawatra, a married person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2 on the Revised Condominium Site Plan of Hillsboro Square, as recorded in Plat Book 5800, page 260, corrected in Book 6157, page 571, Register's Office for said County, and described in a Master Deed recorded in Book 6111, page 649, amended in Book 6170, page 495, said Register's Office to which plan reference is hereby made for a more complete legal description.
>
> BEING the same property conveyed to Veena Gupta by deed from Arch William Hunt and wife, Carmen Y. Hunt, as of record in Book 7569, page 976, Register's Office for Davidson County, Tennessee.
>
> Anil Gupta joins in this conveyance to convey any and all rights he may have in the subject property by virtue of his marriage to Veena Gupta.

This is improved property known as 2121 Acklen Avenue, Unit 2, Nashville, TN 37212.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sunil Kawatra, a married person, his heirs and assigns, forever; and we, Veena Gupta and husband, Anil Gupta, do covenant with the said Grantee 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 17th day of June, 1994.

Veena Gupta

Veena Gupta

Anil Gupta

Anil Gupta

STATE OF Illinois)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Veena Gupta and husband, Anil Gupta, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Vernon, Illinois, this the 17th day of June, 1994.

Susan E Richards

NOTARY PUBLIC

My Commission Expires:

OFFICIAL SEAL
Susan E. Richards
Notary Public, State of Illinois
My Commission Expires 10-13-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 52,500.00.

Anil Gupta

AFFIANT

Subscribed and sworn to before me this 23rd day of June, 1994.

Margaret Jane Stuart

NOTARY PUBLIC

My Commission Expires: May 28, 1995

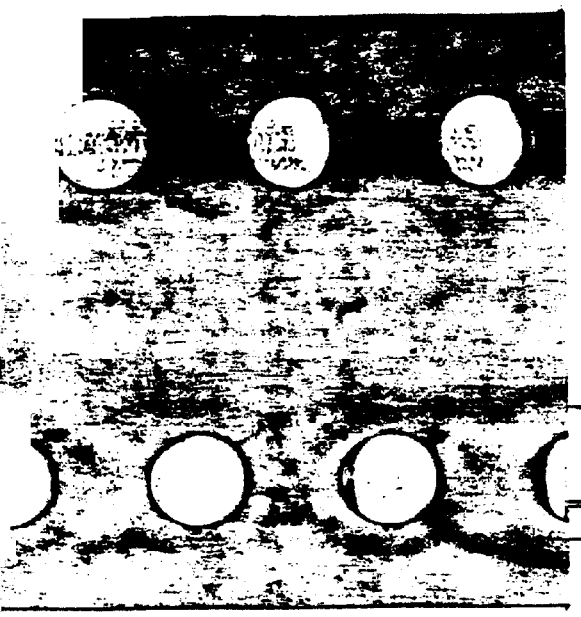
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

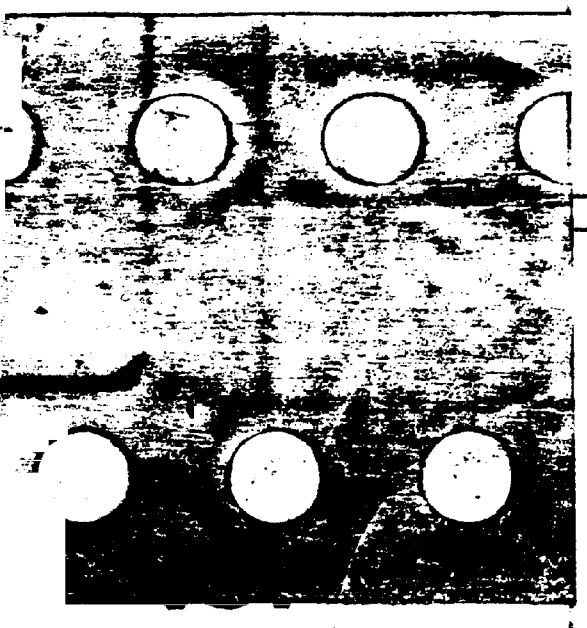
PICK-UP

64189
IDENTIF. & REFERENCE

94 JUN 23 PM 2:01

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9386 PAGE 936

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 52500.00
CON TX 194.25
PRFEE 1.00
MDEED 8.00
TOTAL 203.25
CHECK 203.25

06/23/94 01 14:02 0001 9509

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64189
IDENTIF. ← REFERENCE

94 JUN 23 PM 2:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 806218