File Box 9B
First Title and Escrow Company, Inc. **WARRANTY DEED**

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10161 PG 355

No. 14089

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| ESWARA CHANDRA VIDYASAGARA P.BOTTA | NATIONSBANC MORTGAGE CORPORATION | 141-15D |
| (NAME) | (NAME) | |
| 413 Madia Vale Drive | P.O. Box 353 | 220 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37221 | Louisville, Kentucky 40201-0353 | |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, ROBERT BOWER PETERSON, JR. AND WIFE, JANNIFER MANEY PETERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ESWARA CHANDRA VIDYASAGARA P. BOTTA AND WIFE, LAKSHMI SAROJINI BOTTA

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 220 on the Plan of Phase III-B "Sheffield" on the Harpeth, as of record in Plat Book 7900, page 443, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert Bower Peterson, Jr. and wife, Jannifer Maney Peterson by deed from Randall Phillips Builders, Inc., a corporation of record in Book 9106, page 348, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7145, page 954 amended in Book 8505, page 598, Book 8747, page 97; (3) Easements of record in Book 5738, page 829, Book 4136, page 525, Book 4279, page 731; (4) By-Laws of record in Book 7145, page 964 amended in Book 8146, page 463; (5) Charter of record in Book 6939, page 983; (6) Directors' Consent of record in Book 8276, page 238; and (7) All matters appearing on the Plan of record in Plat Book 7900, page 443, said Register's Office.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
96 AUG 20 AM 10:23

IDENTIF. A REFERENCE

02161 58

unimproved ( )
This is improved (XX) property, known as 413 Madia Vale Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of August, 19 96

Robert Bower Peterson, Jr.
By K. Elaine Harris
ROBERT BOWER PETERSON, JR.

Jannifer Maney Peterson
By K. Elaine Harris
JANNIFER MANEY PETERSON

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, K. ELAINE HARRIS, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said ROBERT BOWER PETERSON, JR. AND WIFE, JANNIFER MANEY PETERSON and is authorized by the said ROBERT BOWER PETERSON, JR. AND WIFE JANNIFER MANEY PETERSON to execute this instrument on their behalf.

Witness my hand, at Office this 15th day of August, 1996.

NOTARY PUBLIC

My Commission Expires: 11/20/96

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00

E. E. V. Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 19 96

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

**WARRANTY DEED**

**FROM**

RT BOWER PETERSON, JR. AND
~~FE, JANNIFER MANEY PETERSON~~

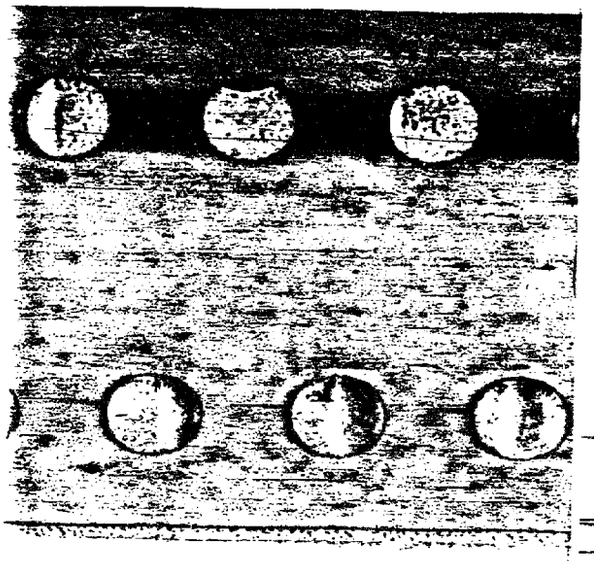
**TO**

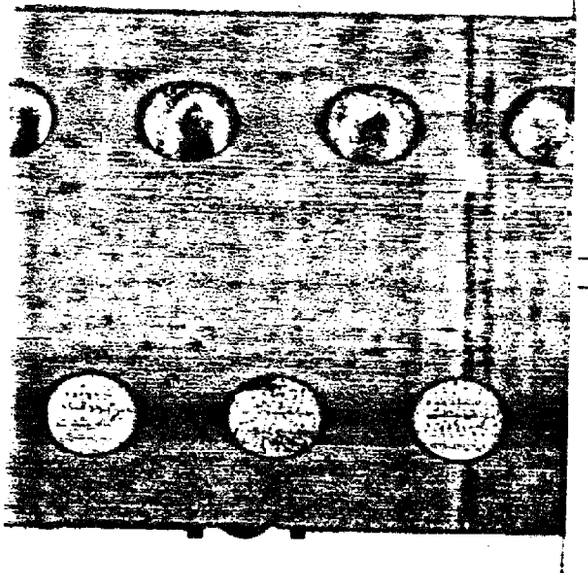
WARA CHANDRA VIDYASAGARA P. BOTTA
~~D WIFE, LAKSHMI SAROJINI~~
TTA

8770 08/20 0104 DEPOSIT

**PLEASE RETURN TO:**

**Title & Escrow Company, Inc.**
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 10161 PG 357

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 240000.00 |
| | | | | CON TX 888.00 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 897.00 |
| | | | | CHECK 897.00 |
| | | | 08/20/96 01 | 10:28 0001 8770 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0216158
IDENTIF. ↑ REFERENCE

96 AUG 20 AM 10: 23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1021328