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[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[Prafull Gajendragadkar	[First Republic Mortgage]	]
[Saroj Gajendragadkar	[Corporation]	Map 104-06-0-A]
[3415 West End Avenue #1109	[3212 West End Ave. S500]	Parcel 126.00]
[Nashville, TN 37203	[Nashville, TN 37203]	]
[This instrument prepared by: Joseph V. Ferrelli, Attorney,		]
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.		]
[		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, James A. Crossman, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Prafull Gajendragakar and wife, Saroj Gajendragakar (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1109, on the Plan of Continental Condominiums of record in Plat Book 5200, page 399, Register's Office, to which plan reference is hereby made for a more complete legal description..

Being the same property conveyed to James A. Crossman by Warranty Deed from John J. Wender, Jr. of record in Book 10187, page 941, said Register's Office for Davidson County, Tennessee. .

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This conveyance is made subject to a permanent overhang easment for the construction and maintenance of an electrical power transmission line, said right conveyed in Book 4825, page 592, said Register's Office, to all easements and setback lines as shown on the Plat of record in Book 5200, page 399, said Register's Office and to all the provision for the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provsions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Continental Condominiums of record in Book 5862, page 589, said Register's Office and By-Laws of record in Book 5862, page 626, Register's Office for Davidson County, Tennessee.

The above described real property is not the the homestead of James A. Crossman and never has been and is investment property owned by James A. Crossman.

This is improved property commonly known as 3415 West End Avenue, Unit No. 1109, Nashville, Tennessee 37203.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)

[The actual consideration or value, whichever is greater for this transfer is $96,500.00.

Affiant

[Subscribed and sworn to before me this 1st day of July, 1997.

Notary Public

[My Commission Expires 9/23/2000

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 1st day of July, 1997.

James A. Crossman

97 JUL -3 AM 11:11
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

0322014
IDENTIFICATION

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

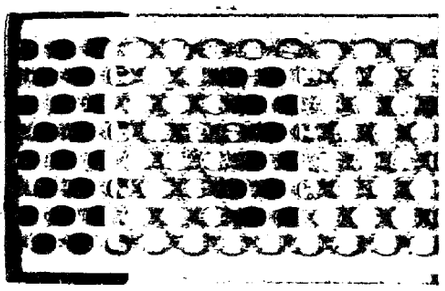
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James A. Crossman**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of July, 1997.

NOTARY PUBLIC

My Commission Expires: 9/23/2000

06497/03 010L 03CHECK 366.05



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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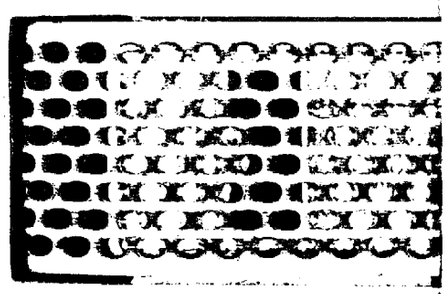
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 96500.00
CON TX 357.05
PRFEE 1.00
WDEED 8.00
TOTAL 366.05
CHECK 366.05

07/03/97 01 11:11 0001 0649

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0322814
IDENTIF. A REFERENCE

JUL -3 AM 11:11
Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1170425