0327074

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

97 JUL 16 PM 2:46

DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 39050
Dav. Co. File: Box 8

BOOK 10531 PG 585

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ann E. O'Donnell Douglas J. Ilten 930 Downey Drive Nashville, TN 37205	GreenPoint Mortgage Corporation P.O. box 37186 Charlotte, NC 28237-7168

TAX MAP-PARCEL NUMBERS: 115-2-11

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 163,800.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **G. Jay Kumar and spouse, Giriraj Kumari Mundel,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ann E. O'Donnell and Douglas J. Ilten,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 13 on the Plan of Brook Meade Addition, Section I, as of record in Book 2663, page 53, said Register's Office.

SAID Lot No. 13 fronts 158.5 feet on the easterly margin of Downey Drive and extends back 339.8 feet more or less on the northerly line and 326.7 feet more or less on the southerly line to the center line of Davidson Branch in the rear, measuring 140 feet more or less thereon.

BEING the same property conveyed to G. Jay Kumar and spouse, Kusum Kumar from William A. Miller and spouse, Sharon A. Miller of record in Book 5733, pager 392, said Register's Office. Kusum V. Kumar, spouse of G. Jay Kumar, died December 29, 1995 and G. Jay Kumar has since been remarried to Giriraj Kumari Mundel.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Giriraj Kumari Mundel by G. Jay Kumar as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 930 Downey Drive, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

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GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of July, 1997.

G. Jay Kumar
G. Jay Kumar

Giriraj Kumari Mundel
By G. Jay Kumar, Atty in Fact
Giriraj Kumari Mundel

State of Tennessee
County of Davidson

On this 14th day of July, 1997, before me the undersigned authority, personally appeared **G. Jay Kumar**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 163,800.00

Affiant

Sworn and subscribed before me on the 14th day of July, 1997.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **G. Jay Kumar**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Giriraj Kumari Mundel**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of July, 1997.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: G. Jay Kumar and Giriraj Kumari Mundel

TO: Ann E. O'Donnell and Douglas J. Ilten

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

G Jay Kumar
G. Jay Kumar, Affiant

Sworn to and subscribed before me this

14th day of July, 1997.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

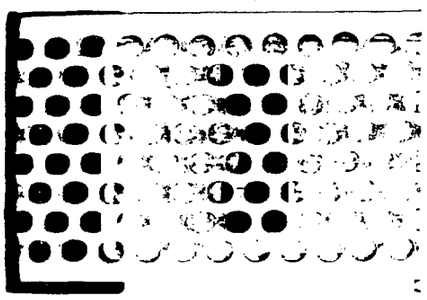
5334 07/16 0101 03CHECK 6:9.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

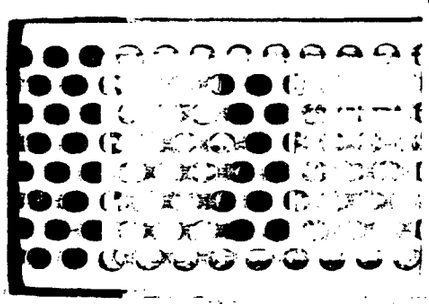
BOOK 10531 PG 588

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
163800.00
CON TX 606.00
PRFEE 1.00
MISCE 12.00
TOTAL 619.00
CHECK 619.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/16/97 CC 14:44 0001 5334



0327074

IDENTIFICATION REFERENCE

97 JUL 16 PM 2:47

REGISTER
DAVIDSON COUNTY, TN.

No. 1175059