This Instrument Prepared By:
John T. Gwin, Attorney at Law
2542 North Mt. Juliet Road, Suite 1
Mt. Juliet, Tennessee 37122

BOOK 10901 PG 424

ADDRESS NEW OWNER:
Narasimha Rao Patri et ux
2004 Strombury Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Union Planters Bank, National Association
P.O. Box 3137
Memphis, TN 38173-0137

MAP **86-8**
GROUP **A**
PARCEL **44.C0**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John P. Brunner and wife, Susan C. Brunner** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Narasimha Rao Patri and wife, Vandana Paturi Atreya,** hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 457 on the Plan of Phase III-A, Camden Woods, of record in Book 7900, page 571, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to John P. Brunner and wife, Susan C. Brunner by deed from Phillips Builders, Inc. dated April 27, 1994, of record in Book 9327, page 518, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 2004 Strombury Drive, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1998, a lien not yet due and payable. Map 86-8, Group A, Parcel 44.C0. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1998 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in instruments of record in Book 7620, page 561; Book 7657, page 580; Book 7675, page 926 and in Book 9036, page 329; By-Laws of record in Book 7620, page 583 and the Charter for the Homeowner's Association of record in Book 7661, page 32 said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 7900, page 571, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; a 25 foot easement for public utilities and drainage along the front and easterly lines; 10 foot public utilities and drainage easement on the north and west lot lines; a 20 foot reservation for right-of-way along the easterly lot line; a drainage easement across the northeast corner of said lot; and health department rules and regulations.

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

Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this the 22nd day of April, 1998.

John P. Brunner

Susan C. Brunner

STATE OF TENNESSEE)
COUNTY OF WILSON)

BOOK 10901 PG 426

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John P. Brunner and wife, Susan C. Brunner**, 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 office this 22nd day of April, 1998.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/01

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $122,900.00.

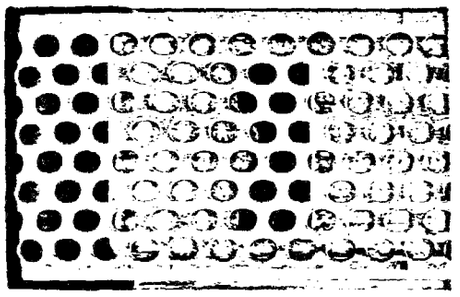
AFFIANT

Subscribed and sworn to before me on this 22nd day of April, 1998.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/01

0429816
IDENTIFICATION REFERENCE
98 APR 27 PM 1:01
ELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
8708 04/27 01:01 03CHECK

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



RECEIVED OF _____

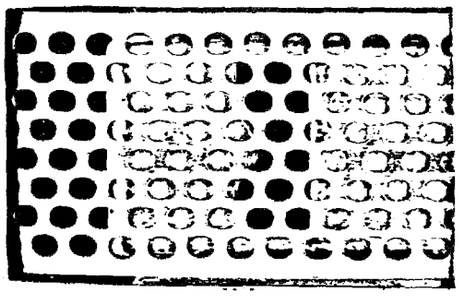
FOR _____

BOOK 10901 PG 427

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	
				122900.00
			CON TX	454.73
			PRFEE	1.00
			WDEED	12.00
			TOTAL	467.73
			CHECK	467.73
04/27/98	01		13:03 0001	8708

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04229816
IDENTIF. # REFERENCE
98 APR 27 PM 1:02
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1284812