PREPARED BY (AND RETURN TO):

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WILKINS & IVEY
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (ljh/sk) Title No: 40356
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Naresh Kumar 1808 State Street #206 Nashville, TN 37203	First American National Bank First American Center Nashville, TN 37237

TAX MAP-PARCEL NUMBERS: 92-12-A-206

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 57000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert D. Erwin, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Naresh Kumar,** 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:**

A condominium apartment in Davidson County, Tennessee, being Unit No. 206, together with the appurtenant interest in the common elements of State House Manor, a horizontal property regime established by Master Deed, of record in Book 7333, page 36, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located upon Lots Nos. 212, 213, 214 and 215 on the Plan of Boyd Home Tract of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Robert D. Erwin, unmarried, by deed from Jack Driver & Son, Inc. of record in Book 7662, page 451, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 21, Page 39, said Register's Office, as set out in an exhibit to the Master Deed and By-Laws of record in Book 7333, page 36, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 7333, page 36, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 1808 State Street #206, Nashville, TN 37203

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.

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 30th day of September, 1998.

Robert D. Erwin

Robert D. Erwin

State of Tennessee
County of Davidson

On this 30th day of September, 1998, before me the undersigned authority, personally appeared **Robert D. Erwin**, 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.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

8659 10/02 0101 03CHECK 221.90

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 57000.00

Affiant

Sworn and subscribed before me on the 30th day of September, 1998.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

98 OCT -2 PM 12:35
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0495280

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - 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 57000.00
				CON TX 210.90
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 221.90
				CHECK 221.90
			10/02/98 01	12:37 0001 8659

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0495280
IDENTIF. ↑ REFERENCE

98 OCT -2 PM 12:35

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1353942