PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (cmw) Title No: 41096
Dav. Co. File: Box 8

99 AUG -2 PM 12:50
REGISTER'S
DAVIDSON COUNTY, TN

IDENTIFICATION & REFERENCE
118816

ADDRESS NEW OWNER:

Mahendra N. Upadhyaya
Beena Upadhyaya
6136 Bradford Hills Drive
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:

AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

TAX MAP-PARCEL NUMBERS: 172-12-B-227 06D 77961

0217 08/02 0101 03CHECK 584.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 155000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jia-Mo Bai and spouse, En-Chuan Janice Chen,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Mahendra N. Upadhyaya and spouse, Beena Upadhyaya,** 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. 261 on the Plan of Bradford Hills Section Ten of record in Book 7900, page 6, as amended in Book 7900, page 495, Register's Office for said County.

SAID Lot No. 261 fronts 77.05 feet on the northwesterly margin of Bradford Hills Drive and extends back 125.00 feet on the northeasterly line and 129.48 feet on the southwesterly line to a dead line in the rear, measuring 52.57 feet thereon.

BEING the same property conveyed to Jia-Mo Bai, (married) by deed from Claridge Builders, Inc., of record in Book 9199, page 507, Register's Office for said County. Jia-Mo Bai has since, in order to create an estate by the entireties, conveyed an undivided interest in subject property to En-Chuan Janice Chen by Quitclaim Deed of record in Book 1999, page 519, said Register's Office.

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

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 6 and amended in Book 7900, page 495, said Register's Office, which Plan shows a 30 foot minimum building setback line from Bradford Hills Drive, together with a designated building area and 2.5 X 25 foot utility anchor easements located on the southwesterly and southeasterly front corners of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 8069, page 170, Book 8885, page 517, Book 8071, page 531, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 6136 Bradford Hills Drive, Nashville, TN 37211

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 July, 1999.

Jia-Mo Bai

En-Chuan Janice Chen

State of Tennessee
County of Davidson

On this 30th day of July, 1999, before me the undersigned authority, personally appeared **Jia-Mo Bai** and **En-Chuan Janice Chen**, 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 AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 155000.00

Affiant

Sworn and subscribed before me on the 30th day of July, 1999.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11599 PAGE 182

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

06188816

IDENTIF. ← REFERENCE

99 AUG -2 PM 12:50

WILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	155000.00
CON TX	573.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	584.50
CHECK	584.50

08/02/99 01 12:55 0001 0217

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1498443