THIS INSTRUMENT PREPARED BY:
James G. Lackey III
414 Union Street, Suite 1800
Nashville, TN 37219

BOOK 11754 PAGE 18

WARRANTY DEED

ADDRESS NEW OWNER'S AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Lindy W. Lewis and Melissa M. Kurtz	(NAME) First American Real Estate Tax Services 17187 N. Laurel Pk Dr #437	(Field Book No) 07DA 92901
(STREET ADDRESS OR ROUTE NUMBER) **95 Victoria Park**	(STREET ADDRESS) 17187 N. Laurel Pk Dr #437	(Map) 104-14-G
(CITY) (STATE) (ZIP) **Nashville, TN 37205**	(CITY) (STATE) (ZIP) Livonia, MI 48152	(PARCEL) 56

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s), and other good and valuable consideration accepted as cash, the receipt and suffiniency of which is hereby acknowledged Mohan S. Kharbanda and wife, Phyllis J. Kharbanda

Grantor(s) have this day bargained and sold, and do hereby transfer and convey unto **Lindy W. Lewis and Melissa M. Kurtz as joint tenants with rights of survivorship**,

the Grantee(s) herein,their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 97 on the Revised Final Plan of Whitworth of record in Book 7900, pages 140-144 Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Mohan S. Kharbanda and wife, Phyllis J. Kharbanda by deed from William Thomas Patten, Jr. and wife, Kathryn S. Patten of record in Book 11589, Page 521, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF **Davidson**

Subscribed and sworn to before me this the
19 day of **November**, **1999**

My commission expires: 1-29-2000

The actual consideration or value, whichever is greater, for this transfer is $ **450,000.00**

AFFIANT-

Notary Public

(Affix Seal)

This is unimproved ( ) property, known as 95 Victoria Park, Nashville, Tennessee 37205
improved ( )
(House Number) (Street) (P.O. Address) (City of Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this **19th** day of **November**, **1999**, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mohan S. Kharbanda

Phyllis J. Kharbanda

STATE OF TENNESSEE

COUNTY OF

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ _____ to me known to be the person who executed the foregoing instrument in behalf of _____ and acknowledged that he/she executed the same as the free act and deed of said _____

Witness my hand, at office, this _____ day of _____, _____.

_____
Notary Public

My Commission Expires:

STATE OF ~~TENNESSEE~~ Texas

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ Mohan S. Kharbanda and wife, Phyllis J. Kharbanda _____ _____, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein.

Witness my hand and official seal, at office in Austin TX, this 16 day of December, 1999.

JAMES D. RINEHART III
Notary Public, State of Texas
My Comm. Expires 11/23/02

_____
Notary Public

My Commission Expires: 11-23-02

ENCUMBRANCES:

Taxes for the year of 1999, a lien, due and payable, but not yet delinquent.

Subject to all matters shown on the Plan of record in Book 7900, pages 140-144, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restriction and By-Laws for Whitworth including, but not limited to easement, assignments, charges and liens contained in an instrument of record in Book 8026, page 305, amended in Book 8047, page 243, Book 8282, page 45, Book 8830, pages 249 and 270, and Book 9144, page 153, and Book 9778, page 27, Register's Office for Davidson County, Tennessee.

Easement for water mains of record in Book 7868, page 959, Register's Office for Daivdson County, Tennessee.

Sewer Easement of record in Book 3467, page 194, Book 3467, page 204, Book 3505, page 338, Book 3573, page 442 and Book 4191, page 631, Register's Office for Davidson County, Tennessee.

Quitclaim Deeds conveying open space of record in Book 8830, page 270 and Book 9778, page 32, Register's Office for Davidson County, Tennessee.

Deed to Metropolitan Government of record in Book 8486, page 311 and 315, Register's Office for Davidson County, Tennessee.

Provisions for parking in instrument of record in Book 4177, page 148, Register's Office for Davidson County, Tennessee.

Charter of Whitworth Homeowner's Association of record in Book 8283, page 523, Register's Office for Davidson County, Tennessee.

The mortgage loan inspection done by John Kohl & Company dated June 30, 1999, indicated that the concrete drive encroaches the 20-foot utility and joint access easement and that the neighbor's wall encroaches onto subject property.

Subject to rights of others in and to the common areas/elements.

RELEASED

0660367

REFERENCE

99 NOV 23 PM 1:22

BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

4474 11/23 0101 03CHECK 1680.00

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0660367

INSTRUMENT REFERENCE

99 NOV 23 PM 1:22

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	450000.00
CON TX	1665.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	1680.00
CHECK	1680.00

11/23/99 01 13:24 0001 4474

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1542112