THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr.
414 Union Street, Suite 1800
Nashville, TN 37219

Instr:200005160049107 Page: 1 OF 2
REC'D FOR REC 05/16/2000 10:03:54AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $518.00

WARRANTY DEED

ADDRESS NEW OWNER'S AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Thomas D. Baughman	(NAME) SAME	(Field Book No.) 24W 15390
(STREET ADDRESS OR ROUTE NUMBER) 103 Bonnie Blair Lane	(STREET ADDRESS)	(Map) 117-3-0-F
(CITY) (STATE) (ZIP) Nashville, TN 37212	(CITY) (STATE) (ZIP)	(PARCEL) 3

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 sufficiency of which is hereby acknowledged Amit N. Prachand, Unmarried

Grantor(s) have this day bargained and sold, and do hereby transfer and convey unto Thomas D. Baughman

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

Land in Davidson County, Tennessee, being Building Site No. 3 on the Plan of Bonnie Briar of record in Book 6900, page 423, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Amit N. Prachand by Quit Claim Deed from Narayan M. Prachand and wife, Shelia N. Prachand, being recorded simultaneously herewith in Register's Office for Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this the 11th day of May, 2000

The actual consideration or value, whichever is greater, for this transfer is $ 140,000.00

X _____ 5/11/00
AFFIANT-

_____
Notary Public

My commission expires: ~~01/27/01~~ Sept 23, 2000

(Affix Seal)

This is unimproved ( ) property, known as 103 Bonnie Blair Lane, Nashville, Tennessee 37212
improved (x)
(House Number) (Street) (P.O. Address) (City or 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 11th day of May 2000, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

_____
Amit N. Prachand

STATE OF

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 _____, ____.

_____

My Commission Expires:

_____

STATE OF Illinois

COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

Amit N. Prachand

_____

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 contained.

Witness my hand and official seal, at office in Chicago, Il, this 28 day of April, 2000.

"Official Seal"
Jaqueline M. Collins
Notary Public, State of Illinois
My Commission Expires Apr. 15, 2003

Jaqueline M Collins

My Commission Expires:

ENCUMBRANCES:

1. Taxes for the year of 2000, a lien, but not yet due and payable.

2. Subject to all matters shown on the Plan of record in Book 6900, Page 423, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, and Restrictions of record in Book 7341, Page, 525, as amended and restated in Book 7426, page 659, and Book 7442, page 515, in the Register's Office of Davidson County, Tennessee.

4. Charter of Bonnie Briar Homeowner's Association, Inc. of record in Book 7432, Page 539, in said Register's Office.

5. An easement for ingress and egress purposes by and between Harrison Development Comapny, Inc., and Martin J. Burns, of record in Book 7403, page 737, and re-recorded in Book 7472, page 939, in said Register's Office.

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