THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 100,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF July, 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Instr:200007270074168 Page: 1 OF 2
REC'D FOR REC 07/27/2000 11:15:02AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $403.30

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rudra Prakash and ali	OWNER	104-11-0-L-9
(NAME)	(NAME)	
2135 Acklen Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Stephen J. Hilmes and wife, Thelma M. Hilmes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Kudra Prakash~~ Rudra Prakash* and Reeta Misra*and Richa Misra* (see below)

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 9, together with the appurtenant interest in the common elements of Lexington Square Homeowner's Association, Inc., a horizontal property regime established by Master Deed of record in Book 6523, page 350, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

BEING the same property conveyed to Stephen J. Hilmes and wife, Thelma M. Hilmes by deed from Reza Edlat Soltani and wife, Nosrat Soltani, of record in Book 10853, page 744, Register's Office for Davidson County, Tennessee.

* The GRANTEES take title as follows: Rudra Prakash a 40% undivided interest; Reeta Misra a 40% undivided interest; Richa Misra a 20% undivided interest.

unimproved ( )
This is improved (X) property, known as 2135 Acklen Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever 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 s this 25th day of July, 2000

Stephen J. Hilmes

Thelma M. Hilmes

Thelma M. Hilmes

SIGN EXACTLY AS YOUR NAME(S) READS

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF ~~DAVIDSON~~ St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen J. Hilmes and wife, Thelma M. Hilmes

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~ St. Louis Missouri, ~~Tennessee~~, this 22 ~~25th~~ day of July, 2000

Commission expires Aug. 4, 2002

Mary C. Dell
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public