FILE BOX 19B
00-7-31-D

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF July, 2000.

Notary Public

MY COMMISSION EXPIRES: May 28, 2002
(AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Instr:200008030077195 Page: 1 OF 2
REC'D FOR REC 08/03/2000 1:23:37PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $321.90

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARTHURO A. FARFAN J. (NAME)	SUNTRUST BANK (NAME)	MAP 150-05
424 Safford View Drive (ADDRESS)	1 Park Place, N.E. (ADDRESS)	PARCEL 237
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Atlanta, GA 30303 (CITY) (STATE) (ZIP)	F.B. # 02DX-04249

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, AKUNURI VENKATA RAMAYYA AND WIFE, KRISHNA MAYI RAMAYYA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ARTHURO A. FARFAN J. AND WIFE, IRMA FARFAN

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 Lot No. 271 on the Plan of Cherry Hills, Section Five, of record in Plat Book 4300, Page 156, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Akunuri Venkata Ramayya and wife, Krishna Mayi Ramayya, by Deed from R. Reddi Muttana and wife, Saraswathy Devi Muttana, of record in Book 6444, Page 22, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4579, Page 841, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Akunuri Venkata Ramayya and wife, Krishna Mayi Ramayya pursuant to a Power of Attorney executed by same on the 18th day of July, 2000, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 424 Safford View Drive, Antioch, TN 37013
(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 28th day of July 2000

AKUNURI VENKATA RAMAYYA
By: Hari V. Akunuri
Hari V. Akunuri, Attorney-in-fact

KRISHNA MAYI RAMAYYA
By: Hari V. Akunuri
Hari V. Akunuri, Attorney-in-fact

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ 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 _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of July, 2000, before me personally appeared HARI V. AKUNURI, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of AKUNURI VENKATA RAMAYYA AND WIFE, KRISHNA MAYI RAMAYYA, and acknowledged that he executed the same as the free act and deed of the said AKUNURI VENKATA RAMAYYA AND WIFE, KRISHNA MAYI RAMAYYA.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: May 28, 2003