STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Instr:200008240083688 Page: 1 OF 2
REC'D FOR REC 08/24/2000 9:25:39AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $603.10

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00.

Vicki P. Burkitt
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of August, 2000.

Notary Public

KATHOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

My Commission Expires: 10/24/01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Vicki P. Burkitt
821 Cold Creek Trail
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
172-12-0-A-026.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bhupesh Gandhi, and wife, and Kalpana Gandhi** hereinafter referred to as Grantors, hereby transfers and conveys to **Vicki P. Burkitt, unmarried** hereinafter referred to as Grantee, her 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. 37 on the Plan of Section One, Bradford Hills, of record in Plat Book 7900, page 6 and Book 7900, pages 110-112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bhupesh H. Gandhi and wife, Kalpana B. Gandhi by Warranty Deed from Bradford Hills Homes, Inc., of record in Book 8207, page 573, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 6 and amended in Book 7900, pages 110-112, Register's Office for ~~Williamson~~ Davidson County, Tennessee.

Easement for sewer of record in Book 8377, pages 769 and 808, said Register's Office.

Easement for Southern Bell of record in Book 1113, page 606, and Book 1318, page 441, said Register's Office.

Easement for Sewer/Storm Drainage of record in Book 7690, page 260, Book 8292, page 753, said Register's Office.

Charter of record in Book 8071, page 520, said Register's Office.

Quitclaim Deed for open space of record in Book 8154, page 304, and Book 9779, page 672, said Register's Office.

Restrictive Covenants Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 8069, page 170, Book 9384, page 290, said Register's Office.

By-Laws of record in Book 8071, page 531, said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 821 Cold Creek Trail, Nashville, Tennessee 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 23rd day of August, 2000.

Bhupesh Gandhi

Kalpana Gandhi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bhupesh Gandhi, and wife, and Kalpana Gandhi, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of August, 2000.

Notary Public

11-18-01
My Commission Expires

WILLIAMSON COUNTY TENN. DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE

02220-BP