Instr:200008290085300 Page: 1 OF 2
REC'D FOR REC 08/29/2000 12:59:18PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $575.35

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of August, 2000.

Notary Public

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

My Commission Expires: 10/22/01

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:
Rajeev Gupta and Reena Gupta
3469 Cobble Street
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 172-12-0-B-377.00 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, **Jerry Taylor Hart and Mary Helen Hart, Heirs of the Estate of Tommy W. Hart** hereinafter referred to as Grantors, hereby transfers and conveys to **Rajeev Gupta and wife, Reena Gupta** hereinafter referred to as 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. 532 on Plan of Bradford Hills, Section Seventeen, as shown on plat of record in Plat Book 7900, page 6 as amended in Plat Book 7900, page 976 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Tommy W. Hart, unmarried by deed from Stacey W. Solomon of record in Book 11092, page 818 in the Register's Office for Davidson County, Tennessee. The said Tommy W. Hart having since died. Jerry Taylor Hart and Mary Helen Hart are the sole heirs of the Tommy W. Hart Estate.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, page 6 and amended 7900, page 976, Register's Office for Davidson County, Tennessee.

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

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

Open Space of record in Book 8154, page 304 and in Book 9779, page 672 in said Register's Office.

Restrictive covenants contained in an instrument of record in Book 8069, page 170 and in Book 9683, page 70 Register's Office for Davidson County, Tennessee.

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

All other easements and restrictions of record in 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 3469 Cobble Street, 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 24th day of August, 2000.

Jerry Taylor Hart

[redacted]

Mary Helen Hart

Mary Helen Hart

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 Jerry Taylor Hart and Mary Helen Hart, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of August, 2000.

Notary Public

10/22/01

My Commission Expires

02201-BW