FIL... 57

Davidson County DEEDWARR
Recvd: 10/17/00 10:17 2pgs
Fees:11.00 Taxes:1073.00

20001017-0102789

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
21st Floor, First American Center
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $290,000.00.

HWE
AFFIANT

Subscribed and sworn to before me, this 16th day of October, 2000.

Patti S. Veech
NOTARY PUBLIC

My Commission Expires: 9/29/01
My Commission Expires SEPT. 29, 2001

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Chandra Krishna Sastry 101 Rose Hill Court Franklin, TN 37069	SAME	Map 130-12-0-A Parcel 22

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

J. Clark Akers, III, (Grantor") does hereby bargain, sell, transfer and convey unto Chandra Krishna Sastry ("Grantee")his successors and assigns, all his right, title and interest in and to property located in Nashville Davidson County, Tennessee and more particularly described as follows:

Being Lot No. 22 on the plan of Northumberland, of record in Book 6250, pages 128 and 129, Register's Office for Davidson County, Tennessee and as amended by Surveyor's Certificate of Correction of record in Book 6386, page 194, said Register's Office, to which plan reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to J. Clark Akers, III by deed from the Parent Company of record in Book 6867, page 527, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Current years taxes which are being prorated and paid from closing.
2. Covenants, conditions and restrictions as set forth in the Declaration of Protective Covenants, Conditions and Restrictions of Northumberland, dated September 7, 1984, of record in Book 6377, page 18, Register's Office for Davidson County, Tennessee and re-recorded in Book 6545, page 799, said Register's Office.

3. Easements, setback lines and other matters shown on the recorded Plan of Northumberland, of record in Book 6250, pages 128 and 129, Register's Office for Davidson County, Tennessee, and as amended by Surveyor's Certificate of

Correction, of record in Book 6386, page 194, said Register's Office, affecting Lots 15, 18 and 62. Note: Lots 31, 32, 33, 34, 43, 44, 48, 49 and 50 are encumbered by an easement to Nashville Electric Service, of record in Book 2296, page 303, Register's Office for Davidson County, Tennessee, which easement is shown on the recorded plan. Lots 31, 32, 33 and 34 are also encumbered with a ten (10) foot easement for water mains and appurtenances, of record in Book 6434, page 788, said Register's Office, which lies within the Nashville Electric Service Easement. Lots 40, 41, 46, 47 and 51 are encumbered by a perpetual ingress and egress easement over a 50 foot unnamed drive from Harding Place, and a perpetual easement for installation and maintenance of a water pipe or main within said unnamed drive, both granted to Nashville Suburban Utility District in Book 1181, page 486, said Register's Office.

4. Easements and other rights reserved to Northumberland Homeowners' Association.

This is unimproved property known as 2 Castle Rising, Nashville, Davidson County, Tennessee 37215

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Chandra Krishna Sastry, his heirs, representatives and assigns, forever.

AND J. Clark Akers, III, does hereby covenant with the said Chandra Krishna Sastry, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as stated above.

AND J. Clark Akers, III does further covenant and bind himself, his heirs, representatives and assigns to warrant and forever defend the title to said land to the said Chandra Krishna Sastry, his heirs, representatives and assigns against the lawful claims of all persons whomsoever.

Eleanor M. Akers, wife of J. Clark Akers, III joins in this conveyance for the sole purpose of quitclaiming any and all interest she may have in the subject property.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 16TH day of OCTOBER, 2000.

J. Clark Akers, III

Eleanor M. Akers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Clark Akers, III and wife Eleanor M. Akers, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 16th day of October, 2000.

NOTARY PUBLIC

My commission expires: 9/29/01

BETTY J. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 29, 2001