STATE OF TENNESSEE
COUNTY OF WILLIAMSON

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of March, 2001.

Notary Public

My Commission Expires: 1/18/01

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 03/28/01 09:20 2pgs
Fees:11.00 Taxes:397.75

20010328-0029659

ADDRESS NEW OWNER(S) AS FOLLOWS:
Leena Khaitan
213 Summit Ridge Drive
Nashville TN 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 131-05-0-B-213.00CO

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, **Lydia M. Gillespie and husband, Alex Brian Gillespie** hereinafter referred to as Grantors, hereby transfers and conveys to **Leena Khaitan, 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:

Unit No. 213 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book, 5841, page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lydia M. Lampley, unmarried, by Warranty Deed from Joe S. Simpkins, unmarried, of record in Book 10056, page 152, Register's Office for Davidson County, Tennessee. Property further conveyed to Lydia M. Gillespie and husband, Alex Brian Gillespie by Quitclaim Deed from Lydia M. Lampley, now Gillespie, of record in Instrument No. 2000 011400 05056, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

If improvements are completed after January 1, of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statue. We assume not liability for taxes assessed by correction pursuant to the provisions of T.C.A. 67-5-603 et seq.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertaking contained in the Master Deed of record in Book 6841, page 349 and in Book 6847, page 122, Register's Office for Davidson County, Tennessee.

Home Owners Association Charter of record in Book 6855, page 917; Book 8030, page 80; Book 8176, page 697; and in Book 9121, page 405, Register's Office for Davidson County, Tennessee.

Any lien for Homeowner's Association Dues, if any.

County and/or City taxes for the year 2001 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 213 Summit Ridge Drive, Nashville Tennessee 37215

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 March, 2001.

Lydia M. Gillespie

Alex Brian Gillespie

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 Lydia M. Gillespie and husband, Alex Brian Gillespie, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of March, 2001.

Notary Public

11-18-01
My Commission Expires

02870-ST