THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 17915

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $184,700.00

Angelique R McCray-Kenaston
Affiant

Subscribed and sworn to before me, this 27th day of April, 2001.

Notary Public
My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 04/30/01 14:50 2pgs
Fees:11.00 Taxes:683.39

20010430-0043329

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MR/MRS. TROY R. KENASTON 6413 Sugar Maple Lane Nashville, Tennessee 37221	CTX Mortgage P. O. Box 199114 Dallas, Texas 75219	MAP 155-8-B PAR 3.00CO FB 9D80163

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, BHARAT L. BHUVA *("Grantor"), has this day bargained and sold, and does hereby transfer and convey to TROY R. KENASTON AND WIFE, ANGELIQUE R. MCCRAY KENASTON ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*MARRIED

This is improved property located at 6413 SUGAR MAPLE LANE, NASHVILLE, TENNESSEE 37221.

Nanda Bhuva, spouse of Bharat L. Bhuva, joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said Bharat L. Bhuva.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of April, 2001.

BHARAT L. BHUVA

NANDA BHUVA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, BHARAT L. BHUVA AND NANDA BHUVA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2001.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Phase 1 of South Colony at Riverbend, as of record in Plat Book 6900, page 271, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Bharat L. Bhuva by deed from First Tennessee Bank, N.A. of record in Book 7889, page 863, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5349, page 921, Book 6474, page 354, Book 6486, page 588, Book 7199, page 119, Book 9792, page 20; (3) By-Laws of record in Book 7199, page 135, Book 7781, page 645, Book 9792, page 24; (4) Dedication of common area of record in Book 7781, page 637; (5) Charter of record in Book 8748, page 816; (6) Easements of record in Book 6613, page 536; and (7) All matters appearing on the Plan of record in Plat Book 6900, page 271, said Register's Office.