PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 09/13/01 10:36 2pgs
Fees:13.00 Taxes:536.50

20010913-0099849

W & I Ref: (sk) Title No: 42776
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jaygopal Nair 524 Fairhaven Court Nashville, TN 37211	SunTrust Bank P.O. Box 305110 Nashville, TN 37230-5110

TAX MAP-PARCEL NUMBERS: 161-10-B-099

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 145,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John D. McBryde and spouse, Shannon W. McBryde,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jaygopal Nair,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

LAND in Davidson County, Tennessee, being Lot No. 290 on the Plan of Villages of Brentwood, Revised, Section Six of record in Book 6900, page 316, Register's Office for said County.

SAID Lot No. 290 fronts 60.00 feet on the southerly margin of Fairhaven Court and extends back 120.45 feet on the westerly lines and 120.23 feet on the easterly line to a dead line in the rear measuring 60.00 feet thereon.

BEING the same property conveyed to John D. McBryde and spouse, Shannon W. McBryde by deed from Joe D. Clayton, II and spouse, Amy S. Clayton of record in Book 10387, page 951, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 316, amended in instrument no. 20010802-0082225, said Register's Office, which Plan shows a 10 foot minimum building setback line from Fairhaven Court together with a designated building site, and10 foot easement for public utility and drainage purposes along the rear line of said lot, and 2.5 x 25 foot utility anchor easement located on the northwesterly front corner of said lot and the following note: "all garage doors parallel to a street require a 20 foot minimum building setback line; The Declaration of Covenants, Conditions and Restrictions of record in Book 6143, page 11, Book 7207, page 251, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 524 Fairhaven Court, Nashville, TN 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of August, 2001.

John D. McBryde **Shannon W. McBryde**

State of Tennessee
County of Williamson

On this 29th day of August, 2001, before me the undersigned authority, personally appeared **John D. McBryde** and **Shannon W. McBryde**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

CHRISTY WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 26, 2003

State of Tennessee
County of Williamson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 145,000.00

Kimberly H Bass
Affiant

Sworn and subscribed before me on the 29th day of August, 2001.

Carol T. Blake
Notary Public

My Commission Expires: 1/26/05

CAROL T. BLAKE NOTARY PUBLIC AT LARGE TENN.