This Instrument Prepared By:
ROB GRATIGNY
Attorney at Law
243 North Peters Road
Knoxville, Tennessee 37923
(Sachan, Dileep S. #02-0038DP)

Davidson County DEEDWARR
Recvd: 01/22/02 14:19 2pgs
Fees:12.00 Taxes:0.00
20020122-0008553

WARRANTY DEED

THIS INDENTURE, made this the 11 day of January, 2002, by and between RAVI C. SACHAN, hereinafter referred to as First Party and DILEEP S. SACHAN, hereinafter referred to as Second Party.

WITNESSETH:

That the said First Party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to him paid by the Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Second Party the following described premises, to-wit:

LAND in Davidson County, Tennessee, being part of Lots 23 and 25, on the Plat of W. V. Davidson's Hillsboro Highlands of record in Book 834, page 23, Register's Office for Davidson County, Tennessee, described according to a survey made by Ragan & Smith & Associates, Inc., dated November 6, 1975, as follows:

SAID Part of Lot Nos. 23 and 25 fronts 79.8 feet on the southwesterly margin of Sharondale Drive and extends back 224.7 feet on the easterly line and 266 feet on the westerly line, to a line on the rear on which it measures 67.5 feet.

BEING the same property conveyed to Dileep S. Sachan and Ravi C. Sachan by Warranty Deed dated July 23, 1999 from Rebecca J. Williams, unmarried, said Warranty Deed being recorded July 27, 1999 in Book 11591, page 119 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Second Party, his successors, assigns and representatives forever, and the First Party does covenant with the Second Party that he is lawfully seized and possessed of said land in fee simple, having a good right to convey it and that the same is unencumbered, unless otherwise herein set out. First Party does further covenant and bind himself, his successors, assigns and representatives, to warrant and defend the title to the said land to the Second Party, his successors, assigns, and representatives against the lawful claims of all persons whomsoever.

WITNESS the execution of this instrument this 11 day of January, 2002.

Ravi C. Sachan
RAVI C. SACHAN

STATE Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, RAVI C. SACHAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 11 day of January, 2002

SHEILA A. MEREDITH
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
MY COMMISSION EXPIRES MARCH 1, 2005

My Commission Expires:
March 1, 2005

Sheila A. Meredith
NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ -0-.

AFFIANT

Subscribed and sworn to before me this
the 17 day of January, 2002.

SUE T. BENSON
NOTARY PUBLIC
KNOX COUNTY, TENNESSEE

NOTARY PUBLIC
My Commission Expires: 7/29/05

RESPONSIBLE TAXPAYER:

Dileep S. Sachan
921 Parrish Road
Knoxville, TN. 37923

CLT # 117-02-0 181.00

THIS WARRANTY DEED WAS PREPARED BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. THE PREPARER OF THIS WARRANTY DEED MAKES NO REPRESENTATIONS AS TO THE STATUS OF TITLE NOR THE ACCURACY OF THE DESCRIPTION CONTAINED HEREIN.