BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

This Instrument Prepared By:
Kathryn H. Pennington
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Phil M. Baggett and wife, Kathy B. Baggett 831 Tyne Valley Court Nashville, Tennessee 37220	SAME	Map 146-6 Parcel 46

Davidson County DEEDWARR
Recvd: 04/18/02 09:18 2pgs
Fees:13.00 Taxes:4310.50

20020418-0047990

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **Jayakumar R. Kambam and wife, Hamsaveni Kambam** ("Grantors"), have bargained and sold, and by these presents do transfer and convey to **Phil M. Baggett and wife, Kathy B. Baggett** ("Grantees"), their heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of Treemont Subdivision, of record in Book 6250, pages 895 thru 897, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Jayakumar R. Kambam and wife, Hamsaveni Kambam, by deed from Stan Pope, and his wife, Gloria Pope, of record in Book 8820, page 252, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns, forever.

The Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the said Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) 2002 Davidson County taxes, a lien not yet due or payable, which have been prorated at closing and assumed by Grantees.

(2) Subject to all matters shown on the Plan of record in Plat Book 6250, pages 895 thru 897, Register's Office for Davidson County, Tennessee.

(3) Declaration of Covenants, Conditions and Restrictions for Treemont of record in Book 6833, page 594, and Additional Declaration of record in Book 6833, page 601, as amended in Book 8259, page 498, said Register's Office.

(4) Charter of Incorporation of Treemont Homeowners Association of record in Book 6833, page 617, and Book 6840, page 509, said Register's Office.

(5) Terms and Conditions of Easement Agreement of record in Book 6833, page 633, said Register's Office.

(6) Subject to rights of others in and to the common areas/elements.

(7) Subject to lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

This is improved property commonly known as 831 Tyne Valley Court, Nashville, Davidson County, Tennessee.

The Grantors further covenant to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 15th day of April, 2002.

Jayakumar R. Kambam

Hamsaveni Kambam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of the said county and state, **Jayakumar R. Kambam** and wife, **Hamsaveni Kambam**, the within named bargainors, 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 15th day of April, 2002.

Notary Public

My Commission Expires: 5/26/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,165,000.00.

Affiant

Sworn to and subscribed before me this 15th day of April, 2002.

Notary Public

My Commission Expires: July 24, 2004