Davidson County DEEDWARR
Recvd: 05/02/02 14:12 2pgs
Fees:13.00 Taxes:1267.25
20020502-0054254

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.
Piyush Kumar and Shalini Kumar 107 Abbeywood Drive Nashville, TN 37215	SAME	Map: 131-6-F Parcel: 36 CO

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Todd J. Campbell and spouse, Margaret N. Akers ("Grantors"), have bargained and sold, and by these presents transfer and convey to Piyush Kumar and Shalini Kumar, husband and wife ("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. 36, on the Plan of BURTON HILLS, VILLAGE OF ABBEYWOOD, TRACT 21, A PLANNED UNIT DEVELOPMENT, of record in Book 6900, page 223, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Todd J. Campbell and spouse, Margaret N. Akers, by deed from Jeanne Anne Cullinan, or record in Book 10725, page 299, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of BURTON HILLS, VILLAGE OF ABBEYWOOD, TRACT 21, A PLANNED UNIT DEVELOPMENT, as said areas are set forth and defined in Restrictions of record in Book 6517, page 522; Book 6778, page 536; Book 7146, page 188; and Book 7146, page 193; and Charter of record in Book 7189, page 72; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

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 Real Property Taxes, a lien not yet due and payable which have been prorated at closing and assumed by Grantees.

(2) Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 6326, page 588, Book 6517, page 522, Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, Book 7146, page 188, Book 7146, page 193, Book 7147, page 423, Book 9790, page 987, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

(3) Rights of others in and to the common elements.

(4) Charter of record in Book 7189, page 72, Register's Office for Davidson County, Tennessee.

(5) Lien for special assessments contained in the Master Deed.

(6) Plan of record in Book 6900, page 223, Register's Office for Davidson County, Tennessee.

(7) Mortgage Loan Inspection by John Kohl & Co., P.C., dated November 28, 1997, discloses that the concrete drive encroaches on the 10' public utility easement.

This is improved property commonly known as 107 Abbeywood, Nashville, Davidson County, Tennessee 37215.

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 30th day of April, 2002.

Todd J. Campbell

Margaret N. Akers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, Todd J. Campbell and Margaret N. Akers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained .

WITNESS MY HAND, at office, this 30th day of April, 2002.

Notary Public

My Commission Expires: 3/25/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $342,500.00.

Affiant

Sworn to and subscribed before me this 30th day of April, 2002.

Notary Public

My Commission Expires: 3/25/06