Davidson County DEEDWARR
Recvd: 06/12/02 09:41 2pgs
Fees:13.00 Taxes:2312.50
20020612-0071357

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.
Gary S. Pinsly and wife, Sue Pinsly 215 Hillwood Drive Nashville, TN 37205	~~Same~~ AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	Map 103-14 Parcel 75

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **ANEEL M. PANDEY** and wife, **BELINDA PANDEY** ("Grantors"), have bargained and sold, and by these presents do transfer and convey to **GARY S. PINSLY** and wife, **SUE PINSLY** ("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. 3 and the easterly 30 feet to Lot No. 4, Block "E" on the Plan of Hillwood Estates (said Plan being incorrectly identified as "Hillsboro Estates" in previous instruments of record), Blocks "A" "B" "C" "D" and "E", of record in Book 1835, pages 59 and 60, Register's Office for said County.
>
> SAID Lot No. 3 and part of Lot No. 4, Block "E" fronts 170 feet on the southwesterly margin of Hillwood Drive and extends back 216.3 feet on the southeasterly line and 209 feet on the northwesterly line to a dead line in the rear, measuring 165 feet thereon.
>
> Being the same property conveyed to Aneel M. Pandey by deed from James W. Ward, Jr. and spouse, Susanne J. Ward of record in Book 10138, page 761, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous deed of record.

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, which have been prorated at closing and are hereby assumed by the Grantees,

(2) Subject to all matters shown on the Plan of record in Book 1835, pages 59 and 60, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 215 Hillwood Drive, Nashville, Tennessee 37205.

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

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 10th day of June, 2002.

ANEEL M. PANDEY

The undersigned, BELINDA PANDEY, joins in this conveyance for the purpose of conveying any material interest, if any, she may have in the subject property.

BELINDA PANDEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, Aneel M. Pandey and Belinda Pandey 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 10th day of June, 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 $625,000.00.

Affiant

Sworn to and subscribed before me this 10th day of June, 2002.

Notary Public

My Commission Expires: _____