PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 06/17/02 15:21 2pgs
Fees:13.00 Taxes:1480.00
20020617-0073279

W & I Ref:(GJ) Title No: 43413
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nagendra Ramanna Barbara M. Snook 3517 Stokesmont Road Nashville, Tennessee 37215	Franklin American Mortgage Co. 501 Corporate Center Dr., Suite 400 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 117-11-E-005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$400,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard D. Alston and wife, Sheri S. Alston**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nagendra Ramanna and spouse, Barbara M. Snook** 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:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.117-Aof Bentley Park Condominiums horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on The Plan of record in Book 6900 page 153 and as further set forth in the Master Deed and By-Laws of record in Book 7076, page 56 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Richard D. Alston and wife, Sheri S. Alston by deed from Fairfax Development Company of record in Book 7380, page 442, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This is improved property, known as: 3517 Stokesmont Road, Nashville,, Tennessee 37215

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 14th day of June, 2002.

Richard D. Alston

Sheri S. Alston

State of TENNESSEE

County of DAVIDSON

On this 14th day of June, 2002 , before me the undersigned authority, personally appeared Richard D. Alston and Sheri S. Alston , 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE

County of DAVIDSON

My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Sworn and subscribed before me this the 14th day of June, 2002

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2004