After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027

Send Tax Statements To: 027N01678
FLAGSTAR BANK 33B
5151 Corporate Drive
Troy, MI 48098-2639

This Instrument Prepared By:
Law Offices Of:
William P. Nelms, P.C.
P.O. Box 5053, Uptown Station
Murfreesboro, TN 37133-5053

Name and Address of New Owner:
Rose Colette Hailey
203 Fairmont Ct.
Nashville, TN 37213

From Information Furnished By
The Parties

Parcel ID #104-6-M 3 CO

Davidson County DEEDWARR
Recvd: 06/25/02 14:40 2pgs
Fees:13.00 Taxes:584.60
20020625-0076336

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, the undersigned, **SONAL SARASWAT GUPTA (formerly known as Sonal Suresh Saraswat) and husband, RAJNISH GUPTA**, have this day bargained and sold and do hereby transfer and convey unto **ROSE COLETTE HAILEY**, her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

BEING Apartment No. A-3 of Fairmont Court Condominiums, a plan of which is of record in Book 6250, page 825, Register's Office for Davidson County, Tennessee, created under Title 66, Sec. 27-101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6686, page 708, as amended, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit as set forth in Master Deed, reference is hereby made to the plat of Fairmont Court Condominiums and set forth in said Master Deed of record in Book 6686, page 708, amended in Book 6712, page 125; Book 6774, page 221, as revised in Book 6823, page 962, and as modified in Book 6893, page 62, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Sonal Suresh Saraswat (n/k/a Sonal Saraswat Gupta) by deed from Julie E. Fischer, an unmarried woman, dated August 1, 1997, appearing of record in Book 10562, page 902, of the Register's Office of Davidson County, Tennessee.

RAJNISH GUPTA joins in the execution of this instrument for the purpose of conveying all of his rights in the described property by virtue of his marriage to Sonal Saraswat Gupta.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **ROSE COLETTE HAILEY**, her heirs and assigns, forever.

We covenant with the said Grantee that we are lawfully seized and possessed of said parcel of real estate, and that we have a good right to convey the same and that it is unencumbered, except for the lien of the 2002 real property taxes, which taxes have been prorated between the parties and are assumed by the Grantee.

We further covenant and bind ourselves, our heirs and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 6th day of June, 2002.

Sonal Saraswat Gupta
SONAL SARASWAT GUPTA

Rajnish Gupta
RAJNISH GUPTA

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **SONAL SARASWAT GUPTA and husband, RAJNISH GUPTA**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 6th day of June, 2002.

Judy B. Mizell
NOTARY PUBLIC
My Commission Expires: 4-30-2004

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $158,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sonal Saraswat Gupta
AFFIANT

SWORN to and subscribed before me,
this the 6th day of June, 2002.

JUDY B. MIZELL NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Judy B. Mizell
NOTARY PUBLIC
My Commission Expires: 4-30-2004