03

Realty Title 48-A

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: ST Title No: 43548

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/05/02 10:32 3pgs
Fees:18.00 Taxes:636.40
20020705-0080953

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ashley C. Laner 110 Bonnie Briar Lane Nashville, Tennessee 37212	Bank of America Mortgage P.O. Box 17404 Baltimore, MD 21297-1404

TAX MAP-PARCEL NUMBERS: 117-3-F-10.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$172,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Deepak Talreja, married and Reena Talreja, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ashley C. Laner** 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:**

Land in Davidson County, Tennessee, being Unit No. 10 on the plan of Bonnie Briar of record in Book 6900, Page 423, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deepak Talreja and Reena Talreja by deed from Mark A. Christian and wife, Peggy A. Christian of record in Book 10955, Page 985, Register's Office for Davidson County, Tennessee.

Subject property is not the marital residence of the grantor, Deepak Talreja.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900 Page 423, said Register's Office, which Plan shows minimum building setback lines and easements to which plan and record thereof are incorporated herein and made a part hereto by reference; Covenants, conditions and restrictions of record in Book 7341, Page 525, Book 7426, Page 659, Book 7442, Page 515, said Register's Office, which set forth assessments, liens and other matters and to which reference is hereby made for more particulars.

This instrument is executed on behalf of Deepak Talreja by Reena Talreja as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 110 Bonnie Briar Lane, Nashville, Tennessee 37212

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 28th day of June, 2002 .

by Reena Talreja attorney in fact

Deepak Talreja

Deepak Talreja By: Reena Talreja, Atty-in-Fact

Talreja

Reena Talreja

State of TENNESSEE

County of DAVIDSON

On this 28th day of June, 2002 , before me the undersigned authority, personally appeared **Reena Talreja**, 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: CHRISTY WILKINS WEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $172,000.00

Sara Holland

Affiant

Sworn and subscribed before me this 28th day of June, 2002

My Commission Expires: 3/14/05

Notary Public

K. HANNA NOTARY PUBLIC AT LARGE 10

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Reena Talreja** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Deepak Talreja** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2002

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

EXHIBIT "A"

To

Warranty Deed

FROM: Deepak Talreja and Reena Talreja

TO: Ashley C. Laner

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Reena Talreja, Affiant

Sworn to and subscribed before me this

28th day of June, 2002

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003