WARRANTY DEED

B-UTC-02-8120

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,500.00

Carrie Bruce
Affiant

Subscribed and sworn to before me, this 21st DAY OF June, 2002.

Michelle Marie Montague
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MICHELLE MARIE MONTAGUE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO (NAME)	MAP PARCEL NUMBERS
Baljit Sood	National Bank of Commerce	
812 Ashlawn Place (ADDRESS)	115 29th Avenue South (ADDRESS)	161-05-A-33 CO
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we KALPATHI R. RAMACHANDRAN MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BALJIT SOOD, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, Described as follows, to-wit:

Being Unit No. B-12, as shown on Exhibit A-2 of the Master Deed establishing Ashlawn Place Condominiums, of record in Book 6607, page 596, Register's Office for Davidson County, Tennessee, together with an individual percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed.

Being the same property conveyed to Kalpathi R. Ramachandran by Warranty Deed dated January 16, 1998 and filed for record on February 20, 1998 in Book 10802, Page 796, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 07/16/02 11:20 2pgs
Fees:13.00 Taxes:209.05

20020716-0085393

unimproved ( )
This is improved (X) property, known as 812 Ashlawn Place, Nashville, Tennessee 37211
(House Number) (Street) (P.O Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 21st day of June, 2002.

Kalpathi R Ramachandran
Kalpathi R. Ramachandran

Bhupinder S Sood
Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of June, 2002, before me personally appeared Bhupinder S. Sood to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kalpathi R. Ramachandran and who acknowledged that he executed the same as the free act and deed of the said Kalpathi R. Ramachandran by virtue of that Power of Attorney, duly executed by the said Kalpathi R. Ramachandran on March 7, 2002 and recorded concurrently herewith in Instrument No. * , Register's Office for Davidson County, TN.

Witness my hand and official seal at Nashville, Tennessee this 21st day of June, 2002.

* 20020716-0085392

NOTARY PUBLIC

My Commission Expires: _____