Davidson County DEEDWARR
Recvd: 07/18/02 10:20 2pgs
Fees:13.00 Taxes:719.65

20020718-0086550

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 194,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ajit D. Korgaokar	Countrywide Home Loans, Inc.	Map: 117-03-0
2958 Primrose Circle	718 Thompson Lane, Suite 104	Parcel: 060.00
Nashville, TN 37212	Nashville, TN 37204-3612	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, HEIDI L. SIMMONS, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto AJIT D. KORGAOKAR, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot 2, Block D, on the plan of Map of Belmont Terrace Annex No. 4 of record in Plat Book 974, page 97, Register's Office for Davidson County, Tennessee. Said part of Lot No. 2, Block D, fronts 60.0 feet on the broken westerly margin of Primrose Circle and extends back 160 feet on the northerly line and 120.0 feet on the southerly line to a broken line in the rear, measuring 120.5 feet thereon.

Being the same property conveyed to Heidi L. Simmons and spouse, Ajit Korgaokar by deed recorded on May 4, 1998, of record in Book 10912, page 775, said Register's Office, and further conveyed, pursuant to the Final Decree of Divorce filed on January 12, 2001 recorded in the Davidson County Circuit Court, Docket No. 00D 3265, to Heidi L. Simmons by Quitclaim Deed recorded July 23, 2001 from Ajit Korgaokar of record in Instrument No. 20010723-0077951, said Register's Office.

This conveyance is subject to the following:
Restrictive Covenants, Easements and Additional Exceptions:

Restrictive Covenants of record in Book 1174, page 492, and Book 1191, page 223; Deed and Easement for Sanitary Sewers and Power Lines in Book 4761, page 822; Easement for Sanitary Sewers and/or Storm Drainage in Book 3983, page 205; and, any and all matters as shown on the plan of record in Plat Book 974, page 97, all of record in the said Register's Office.

This is improved property know as 2958 Primrose Circle, 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, his heirs and assigns forever; and Grantor covenants with the said GRANTEE that she is 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 9th day of July, 2002.

Heidi L. Simmons

STATE OF NEW YORK
COUNTY OF NEW YORK

Before me, the undersigned Notary Public, personally appeared Heidi L. Simmons who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of July, 2002.

Notary Public

CATHERINE HARDING
NOTARY PUBLIC, State of New York
No. 01HA6045822
Qualified in Richmond County
Commission Expires July 31, 2006

My Commission Expires: July 31, 2006

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027