Box 36

THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $168,000.00.* *Affiant* *Notary Public* *My commission expires*

NOTARY PUBLIC
AT LARGE
Rubye Rainey
My Commission Expires
March 3, 2003
STATE OF TENNESSEE

Name and Address of New Owner:

Tekchand and Shila Khetpal
3818 West End Avenue
Nashville, TN 37205

Davidson County DEEDWARR
Recvd: 08/13/02 10:29 2pgs
Fees:13.00 Taxes:621.60

20020813-0097743

Send Tax Bills To:

New Owner

Street Address of Subject Property:

3818 West End Avenue
Nashville, Tennessee 37205

Map and Parcel:

104-09-O-K-208.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CELIA YANCEY TALLENT, unmarried,** hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **TEKCHAND KHETPAL AND WIFE, SHILA KHETPAL,** hereinafter collectively called "**GRANTEE,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit 208 on the Plan of The Montclair, of record in Book 6900, page 954, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for The Montclair, as of record in Book 7332, page 380, as amended by instrument of record in Book 7902, page 113, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for The Montclair for proper identification.

Being the same property conveyed to Celia Yancey Tallent, unmarried, by Deed from J. F. Walrond, Jr. and wife, Mary C. Walrond, of record as Instrument No. 200008140080422, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. 2002 Davidson County property taxes which have been prorated between the parties and assumed by Grantee.

2. All matters shown on the Plan of record in Book 6900, page 954, Register's Office for Davidson County, Tennessee.

3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Montclair Condominiums of record in Book 7332, page 380, as amended in Book 7902, page 113, Register's Office for Davidson County, Tennessee.

4. Restrictions of record in Book 6846, page 848, Register's Office for Davidson County, Tennessee.

5. Reservation of Ingress/Egress Easement of record in Book 6846, page 833, as amended in Book 6881, page 926, and Book 7902, page 109, Register's Office for Davidson County, Tennessee.

6. Easement for encroachment of structure, of record in Book 7902, page 145, Register's Office for Davidson County, Tennessee.

7. Charter of Montclair Condominium Association, Inc. of record in Book 7887, page 462, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantee understands that Grantor is conveying all her right, title and interest in and to the described condominium apartment and not real estate in fee simple. Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title 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 August, 2002.

CELIA YANCEY TALLENT

STATE OF TENNESSEE]
COUNTY OF SHELBY]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CELIA YANCEY TALLENT,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Memphis, Tennessee, the day and year first above written.

NOTARY PUBLIC

My commission expires:

MY COMMISSION EXPIRES MARCH 29, 2005

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