22-1-667

Prepared By & Return To:
Charles E. Reed
Attorney at Law
2201 Murfreesboro Drive, A-100
Nashville, TN 37217

Mail to

LENDER'S TITLE and ESCROW, LLC.
501 CORPORATE CENTRE DRIVE
SUITE 460
FRANKLIN, TENNESSEE 37067
PH: 615-778-9255 FAX: 778-9015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $89,100.00

Affiant

Subscribed and sworn to before me, this 15th day of August, 2002

Notary Public
My commission expires: 11/26/05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Address of New Owner:	Send Tax Bills to:	Map/Group/Parcel
Ashok Desai 389 Huntington Ridge Drive Nashville, TN 37211	NEW OWNER	060/16/122

WARRANTY DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, George B. Stallings, II, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Ashok Desai and wife, Alka A. Desai, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No 47 on the Plan of Huntington Ridge Townhouse, as shown on plat of record in Plat Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a more complete and accurate legal description.
>
> Being the same property conveyed to George B. Stallings, II, a ~~married~~ married person, by Warranty Deed of record as Instrument 20020711-0083350, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Year 2002 taxes, a lien not yet due and payable, accrued taxes, and taxes for subsequent years.
2. All matters appearing of record, record in the Register's Office for Davidson County, Tennessee.

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. Grantors covenant with Grantees that Grantors are lawfully seized 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. Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 08/20/02 10:13 2pgs
Fees:13.00 Taxes:329.67
20020820-0100394

This property is improved property known as: 389 Huntington Ridge Drive, Nashville, TN 37211.

WITNESS my hand this 15th day of August, 2002.

George B. Stallings, II

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 George B. Stallings, II, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2002.

Notary Public

CHARLES E. REED
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TN

My Commission expires: 03/19/2006