2 18904

Box 36

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/11/02 15:16 2pgs
Fees:13.00 Taxes:640.10

20021011-0125549

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $173,000.00

Subir K. Nagda
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY OF SEPT. 2002.

NOTARY PUBLIC

J. Michael Morgan
My Commission Expires
July 30, 2005

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #18904SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Subir K. Nagdas Sampa Nagdas 7940 Poplar Creek Road Nashville, TN 37221	SunTrust Bank P.O. Box 305110 Nashville, TN 37230-5110	156-01-0-A-001.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Thomas Edward Tatro and wife, Stephanie Renee Tatro, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Subir K. Nagdas and wife, Sampa Nagdas, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Amber Hill Subdivision, P.U.D., as of record in Plat Book 7900, page 347, revised in Plat Book 7900, page 377, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas Edward Tatro and wife, Stephanie Renee Tatro, by deed from Zoreh Khanzadeh, unmarried, of record in Book 11596, page 949, Register's Office for Davidson County, Tennessee.

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

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Plat Book 7900, page 347, as revised in Plat Book 7900, page 377, Register's Office for Davidson County, Tennessee; and
4. Declaration of Covenants, Conditions and Restrictions for Amber Hills of record in Book 8535, page 735, Register's Office for Davidson County, Tennessee; and
5. Charter of Amber Hills homeowner's Association, of record in Book 8465, apge 878, Register's Office for Davidson County, Tennessee; and
6. Conveyance of common areas to Homeowner's Association, of record in Book 8563, page 563, Register's Office for Davidson County, Tennessee; and
7. Subject to the rights of others in and to the common areas; and
8. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

This property is also known as improved property located at 7940 Poplar Creek Road, Nashville, TN 37221.

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 GRANTORS do covenant with the said GRANTEES that they 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 30 day of SEPT., 2002.

Thos Edward Tatro
Thomas Edward Tatro

Stephanie Renee Tatro by Thos E Tatro AIF
Stephanie Renee Tatro by Thomas Edward Tatro as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On SEPT. 30, 2002, before me personally appeared Thomas Edward Tatro 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 that he executed the same as his free act and deed.

Witness my hand and official seal this 30 day of SEPT., 2002.

NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 30, 2002, before me, the undersigned Notary Public in and for said County and State, personally appeared the within named Thomas E. Tatro with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Stephanie R. Tatro as the free act and deed of the within named Stephanie R. Tatro.

Witness my hand and official seal, this September 30, 2002.

NOTARY PUBLIC