59-65

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/07/02 14:31 2pgs
Fees:13.00 Taxes:965.33

20021107-0137488

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 260,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF NOVEMBER, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8-3-06

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND WAY, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Molly von Haefen and Troy von Haefen	Mortgage Lenders of America	MAP: 155-7A
552 Cold Stream Place	8400 West 110th Street, Suite 130	Parcel: 48
Nashville, TN 37221	Overland Park, KS 66210	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SUJITH KALVALA AND WIFE, SRILATHA KALVALA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MOLLY VON HAEFEN AND HUSBAND, TROY VON HAEFEN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 552 Cold Stream Place, 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 7th day of November, 2002.

S Kalvala
Sujith Kalvala

Srilatha
Srilatha Kalvala

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Sujith Kalvala and Srilatha Kalvala, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee , this 7th day of November, 2002.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON CO., TN MY COMMISSION EXPIRES

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Revision No. 1, Poplar Creek Estates, Phase V, Section A Subdivision (The Highlands of Allens Green), as of record in Book 9700, Page 390, as revised in Book 9700, Page 784, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sujith Kalvala by Warranty Deed from Poplar Creek Development Co. of record as instrument number 20020107-0002365, Davidson County Register of Deeds.

Srilatha Kalvala joins in this instrument solely to relinquish any marital right she may have in the property by virtue of her marriage to Sujith Kalvala.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.