PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
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W & I Ref:(SK) Title No: 44053
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/25/02 15:25 3pgs
Fees:18.00 Taxes:1720.50
20021125-0146195

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jayant K. Deshpande Patricia Neel Scott 1477 Georgetown Court Nashville, Tennessee 37215	Countrywide Home Loans 750 Old Hickory Blvd., #180 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 145-02-054

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$465,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James E. Rochlitz and Jean Rochlitz Co-Trustees of the James E. Rochlitz and Jean Rochlitz Family Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jayant K. Deshpande and spouse, Patricia Neel Scott** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section IV, Tyne Crest and Resubdivision of Tyne Crest, Lot 1, of Record in Book 5190, page 37, Register's Office for said County and described according to a survey by John Kohl and Company, P.C., dated November 13, 2002, file No. 22080-9 attached hereto as Exhibit "A".

SAID Lot No. 1, fronts 200.0 feet (199.42 survey) on the Northwesterly margin of Tyne Boulevard and extends back 372.51 (370.73 survey) feet on the southwesterly line and 478.22 (477.86 survey) feet along the broken northerly and northeasterly lines to Georgetown court and fronts 50.0 (51.46 survey) feet along the cul-de-sac thereon.

BEING the same property conveyed to James E. Rochlitz and wife, Jean Rochlitz by deed from Stanford J. Stewart and wife, Debra S. Echt of record in Book 10481, page 922, said Register's Office. By deed for record in Document No. 20000804-0077596, said Register's Office, subject property was conveyed to Jame E. Rochlitz and Jean Rochlitz Co-Trustees of the James E. Rochlitz and Jean Rochlitz Family Trust dated June 2, 2000, a Revocable Living Trust.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5190 Page 37, said Register's Office, which Plan shows a 200 foot minimum building setback line from Tyne Boulevard and areas designated for sewage soil absorption systems.

This is improved property, known as: 1477 Georgetown Court, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of November, 2002.

James E. Rochlitz, Co-Trustee of the James E. Rochlitz and Jean Rochlitz Family Trust

Jean Rochlitz, Co-Trustee of the James E. Rochlitz and Jean Rochlitz Family Trust

State of Tennessee
County of Davidson

Before me the undersigned authority, personally appeared James E. Rochlitz and Jean Rochlitz to me known (or proved to me on the basis of satisfactory evidence), to be Co Trustees of **The James E. Rochlitz and Jean Rochlitz Family Trust** the within named bargainor, a trust, and acknowledged the execution of the foregoing instrument as such trustees for the purposes therein contained.

Witness my hand and official seal on November 19, 2002.

My Commission Expires: _____

KRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary Public

(Seal Required)

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $465,000.00

Affiant

Sworn and subscribed before me this the 20th day of November, 2002

Notary Public

My Commission Expires:

KRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Exhibit "A"

NOTES:

1. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY 1. URBAN AND SUBDIVISION LAND SURVEY, AS PER THE STANDARDS OF PRACTICE, AS REVISED AND ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE, (EFFECTIVE JANUARY 4, 1992)
2. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:15000 OR DOES NOT EXCEED 1/10 OF A FOOT OF POSITION ERROR AT ANY CORNER.
3. BEARING SYSTEM IS DERIVED FROM PLAT BOOK 5190, PAGE 37, R.O.D.C.
4. NUMBERS SHOWN THUS (00) PERTAIN TO DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 145-2.
5. PROPERTY SUBJECT TO ANY AND ALL FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE REPORT FURNISHED TO SURVEYOR PRIOR TO SURVEY.
6. IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT". THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-327-3344 * UTILITIES NOT CHECKED.

PROPERTY SURVEY

FOR

JAYANT K. DESHPANDE & WIFE, PATRICIA N. SCOTT

SHOWING
LOT NO. 1 ON THE PLAN OF SECTION 4- TYNE CREST & RESUB. OF TYNE CREST- LOT 1 PLAT BOOK 5190, PAGE 37, REGISTER'S OFFICE FOR DAVIDSON COUNTY

LOCATED
1477 GEORGETOWN COURT
NASHVILLE, TENNESSEE 37215
DATE: NOVEMBER 13, 2002
SCALE: 1"=40'
FILE NO.: 22080-49

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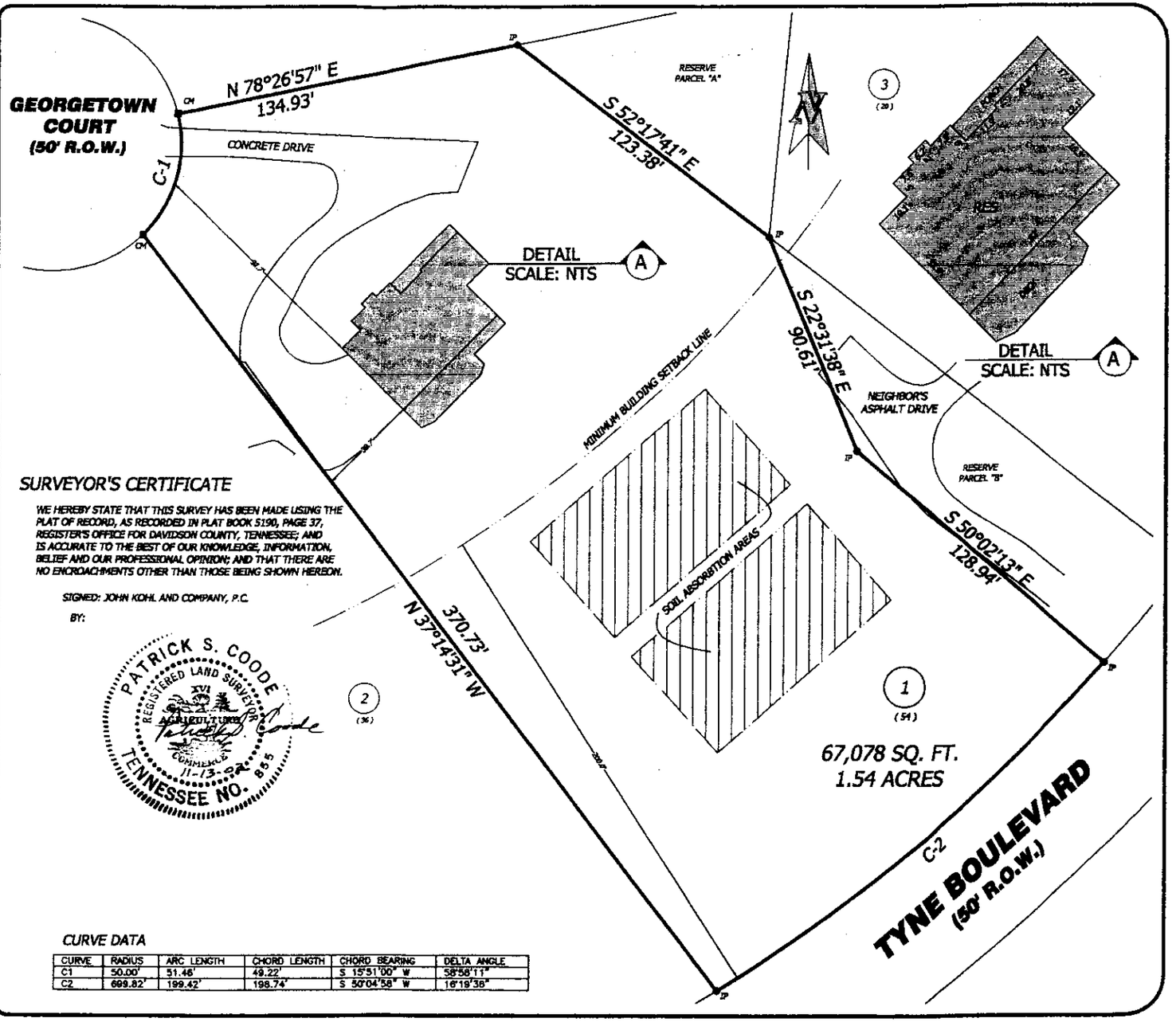
LEGEND

- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- MINIMUM BUILDING SETBACK LINE
- FENCE LINE
- IRON PIN (OLD)
- IRON PIN (NEW)
- POWER POLE
- CONCRETE MONUMENT
- MAN HOLE
- PIPE
- PK NAIL (OLD)
- PK NAIL (NEW)

SCALE 1"=40'

20 0 40 80

JOHN KOHL AND COMPANY, P.C.
400 SEVENTH AVENUE SOUTH
NASHVILLE, TENNESSEE 37203
PH:615-255-3535/FX:615-254-7000
EMAIL:jbkpc@AOL.COM



SURVEYOR'S CERTIFICATE

WE HEREBY STATE THAT THIS SURVEY HAS BEEN MADE USING THE PLAT OF RECORD, AS RECORDED IN PLAT BOOK 5190, PAGE 37, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND IS ACCURATE TO THE BEST OF OUR KNOWLEDGE, INFORMATION, BELIEF AND OUR PROFESSIONAL OPINION; AND THAT THERE ARE NO ENCROACHMENTS OTHER THAN THOSE BEING SHOWN HEREON.

SIGNED: JOHN KOHL AND COMPANY, P.C.

BY:

PATRICK S. COODE
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
COMMISSION EXPIRES 11-13-02
TENNESSEE NO. 855

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	51.46'	49.22'	S 15°51'00" W	58°58'11"
C2	699.82'	199.42'	198.74'	S 50°04'58" W	16°19'36"