Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $172,500.00

Affiant

Subscribed and sworn to before me, this 27th day of November, 2002.

Notary Public
My commission expires: 05/28/06

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENNESSEE

Davidson County DEEDWARR
Recvd: 12/02/02 12:07 2pgs
Fees:13.00 Taxes:638.25
20021202-0147883

Address of New Owner:	Send Tax Bills to:	Tax Information
John Patrick Dugan	AmSouth Bank	
2305 Peak Hill Cove	2050 Parkway Office Circle	172-12-0-A 106.00
Nashville TN	Birmingham, AL 35244	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Chidambara Shivanna and wife, Nirupama Sagar, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John Patrick Dugan and wife, Kerri Anne Dugan, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Bradford Hills, Section Five,of record in Book 7900, Page 6, as amended in Book 7900, Pages 287 and 288, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chidambara Shivanna and wife, Nirupama Sagar by deed from Moses E. Hernandez and wife, Victoria Hernandez in Book 10519, Page 16, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2305 Peak Hill Cove, Nashville, TN

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, 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.

WITNESS my hand this 27th day of November, 2002.

Chidambara Shivanna

Nirupama Sagar

STATE OF WASHINGTON
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Chidambara Shivanna and Nirupama Sagar, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Bellevue WA Is 27th day of November, 2002.

X
Notary Public

My Commission expires 4-01-03

