SEAL 508

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6020379

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Vinay Kumar Dheer and wife, Vidhya Tekkalur RAO (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto Leslie ~~Cloak~~ CLARK and Lynn L. Bean* (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

* as tenants in common with a right of survivorship

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of the Subdivision of East Colony at Riverbend, a Planned Unit Development, as of record in Book 7900, page 733, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vinay Kumar Dheer and wife, Vidhya Tekkahur RAO by Deed from NVR Fox Ridge, Inc. dated 5-22-98, recorded 5-28-98, in Book 10949, page 118, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes which taxes have been prorated between the parties herein and any such encumbrances and set forth in Exhibit A .

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 19th day of December, 2002.

Vinay Kumar Dheer by Holly Grant

Vinay Kumar Dheer, **Holly Grant as Attorney-in-Fact**

Vidhya Tekkalur Rao by Holly Grant

Vidhya Tekkalur RAO, **Holly Grant as Attorney-in-Fact**

Davidson County DEEDWARR
Recvd: 12/30/02 12:21 2pgs
Fees:13.00 Taxes:638.25

20021230-0161819

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Holly Grant** , with whom I am personally acquainted, and to me known to be the person who executed the foregoing (DEED) instrument and/on behalf of Vinay Kumar Dheer and wife, Vidhya Tekkalur RAO and who acknowledged that he executed the same as free act and deed of the said Vinay Kumar Dheer and wife, Vidhya Tekkalur RAO and for the purpose therein contained by virtue of the one certian Power of Attorney duly executed by the said Vinay Kumar Dheer and wife, Vidhya Tekkalur RAO, and appearing of record in Record Book _____, Page _____, of the said Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seal, this 18th day of December, 2002

_____
Notary Public

My Commission Expires: _____

DAVID ROETGER NOTARY PUBLIC DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $172,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 18th day of December, 2002.

Notary Public

My Commission Expires: _____

MAP AND PARCEL NUMBERS:156-01-0-C- 20.00 CO

ADDRESS NEW OWNER:

7417 East Colony Drive
Nashville, TN 37221

SEND TAX BILLS TO THE SAME ADDRESS