PREPARED BY:
BALDWIN LAND TITLE, PLLC
717 OLD HICKORY BOULEVARD
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 01/06/03 10:28 2pgs
Fees:13.00 Taxes:547.60

20030106-0001736

WARRANTY DEED

THIS INDENTURE is made and entered into this **19th** day of **December, 2002** between **MUKESH D. BHIKHA and ANN M. BHIKHA, husband and wife** , GRANTOR, and **DEBBIE SNEED** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Being Lot No. 302, Phase Three on the Plan of Villages of Brentwood of record in Plat Book 6250, Page 918, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Mukesh D. Bhikha and wife, Ann M. Bhikha by deed from Fox Ridge Homes, Inc., executed on 9/26/95 and filed for record on 10/4/95 in Book 9817, Page 69, Register's Office for Davidson County, Tennessee.

"THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); Restrictive Covenants of record in Book 6143, Page 11, Book 6398, Page 495, Book 8507, Page 831, Book 6852, Page 497, Book 7207, Page 251 and Book 11526, Page 579; any and all matters in the plat of record in Plat Book 6250, Page 918; Charter for HOA of record in Book 6158, Page 325 and Book 7599, Page 914; and any and all easements, rights of way, setback lines, restrictions, zoning regulations, etc., all of record in the Register's Office for Davidson County, Tennessee."

"The above legal description is identical to the one in the previous deed of record."

THE ABOVE LEGAL DESCRIPTION IS IDENTICAL TO THE ONE IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Mukesh D Bhikha
MUKESH D. BHIKHA
Signature of Seller

Ann M. Bhikha
ANN M. BHIKHA
Signature of Seller

INDIVIDUAL)
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MUKESH D. BHIKHA and ANN M. BHIKHA, husband and wife, the within names bargainors, 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, at office, this 19th day of December, **2002.**

ALAN D. ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON TENN.

Notary Public

My Commission Expires: 7-30-05

Name and Address of Property Owner:

DEBBIE SNEED
5108 VILLAGE WAY
NASHVILLE, TN 37211

Property Address:

5108 VILLAGE WAY
NASHVILLE, TN 37211

Person Responsible for Taxes:

NATIONAL BANK OF COMMERCE
115 29th AVENUE SOUTH
NASHVILLE, TN 37212

Parcel #: 161-10-0-A-197CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$148,000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 19th day of December, **2002.**

Notary Public

My Commission Expires: 7-30-05

BALDWIN LAND TITLE, PLLC
228 JACKSON MEADOWS DRIVE
HERMITAGE, TN 37076

ALAN D. ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON TENN.