THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 13346A

MAP/GROUP/PARCEL:
050-07-0/016.00

NEW OWNER'S NAME AND ADDRESS:
TULTUL NAYYAR AND SUSHIL NAYYAR
733 VANGUARD PLACE
NASHVILLE, TN 37217

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 01/15/03 16:14 2pgs
Fees:13.00 Taxes:266.03
20030115-0006809

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JUNLI SHI, A MARRIED MAN, hereinafter called Grantor, does hereby transfer and convey unto TULTUL NAYYAR and SUSHIL NAYYAR, WIFE AND HUSBAND, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 112 ON THE PLAN OF SECTION 5, VILLAGE BY THE CREEK, OF RECORD IN PLAT BOOK 6250, PAGE 221, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is commonly known as 901-903 TRAILWOOD CIRCLE, Nashville, TN 37207.

BEING the same property conveyed to Grantor herein by deed of record in Book 11476, Page 454, Register's Office for Davidson County, Tennessee.

Said property is investment property. Grantor nor any member of his family have ever resided on subject property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenant with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JUNLI SHI

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JUNLI SHI, A MARRIED MAN, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 10th day of January, 2003.

Julie A Watson
NOTARY PUBLIC

JULIE A. WATSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

My Commission Expires:
11/14/06

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $71,900.00.

✓ Sunshi Nan
AFFIANT

Sworn to and subscribed before me, this the 10th day of January, 2003.

Julie A Watson
NOTARY PUBLIC

JULIE A. WATSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

My Commission Expires:
11/14/06