PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (GJ) Title No: 44578

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/03/03 14:44 2pgs
Fees:13.00 Taxes:1393.05
20030603-0075522

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Maneesh Ailawadi Radhika Ailawadi 1105 Black Cherry Court Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 131-06-H-055

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$376,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Karyn E. Speidel, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Maneesh Ailawadi and spouse, Radhika Ailawadi** 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. 59 on the Plan of Village of Cherry Glen, Phase 3 of record in Book 9700, page 451, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karyn E. Speidel by deed from T. Jeff Browning and wife, Jeanie Browning of record in Doc. No. 2001031-0027411, Register's Office for Davidson County, Tennessee.

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 9700, Page 451, said Register's Office, which Plan shows a 15 foot minimum building setback line from Black Berry Court (private), together with a designated building site, and public utility and drainage easement, and 15 foot easement for drainage and sewer purposes along the rear line with an 8 inch sewer line lying therein; The Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, Book 9882, page 739, Book 10318, page 92, Book 10594, page 695, Doc. No. 200002040011736, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1105 Black Cherry 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 29th day of May, 2003 .

Karyn E. Speidel

State of TENNESSEE
County of WILLIAMSON

On this 29th day of May, 2003 , before me the undersigned authority, personally appeared **Karyn E. Speidel** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: _____

Notary

My Commission Expires: 26, 2007

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $376,500.00

Karyn E. Speidel
Affiant

Sworn and subscribed before me this 29th day of May, 2003

NOTARY PUBLIC AT LARGE

My Commission Expires: _____

Notary Public

My Commission Expires: 26, 2007