THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $117,000.00. Kaushik Patel Affiant Subscribed and sworn to before me this 27th day of JUNE, 2003. Notary Public My Commission Expires:

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 21025

Davidson County DEEDWARR
Recvd: 07/02/03 15:54 2pgs
Fees:13.00 Taxes:432.90

20030702-0091914

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner: Mr. Kaushik Patel and Mr. Bipinchandra Patel 428 Newton Court Nashville, TN 37209	**Send Tax Bills To:** SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	**Tax Information:** MAP 91-13 PAR 375

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOSEPH A. REMONDINO AND WIFE, JANENNE D. REMONDINO ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KAUSHIK PATEL, UNMARRIED AND BIPINCHANDRA PATEL, MARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 428 Newton Court, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of JUNE, 2003.

JOSEPH A. REMONDINO

Janenne P. Remondino
JANENNE D. REMONDINO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JOSEPH A. REMONDINO AND WIFE, JANENNE D. REMONDINO, 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 27th day of JUNE, 2003.

My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Summitt Hills, as of record in Plat Book 9700, page 702, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph A. Remondino and wife, Janenne D. Remondino by deed dated May 26, 2000 from Affordable Housing Resources, Inc. of record in Book Instrument No. 20000531-0054151, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 1335, page 63; and (3) All matters appearing on the Plan of record in Plat Book 9700, page 702, said Register's Office.