This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 069-16
PARCEL: 198
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Renewal House, Inc.
P.O. Box 280356
Nashville, TN 37228-0356

Davidson County DEEDWARR
Recvd: 07/10/03 10:31 2pgs
Fees:13.00 Taxes:529.10
20030710-0095456

WARRANTY DEED

THIS INDENTURE, made this 30th day of June, 2003 between

Dipak Lachmandas and wife, Harsha Lachmandas

of Robertson County, Tennessee, hereinafter referred to as **Grantor**, and

Renewal House, Inc.

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described according to a survey made by James L. Murphy, Jur. and Co., dated October 4, 1967, as follows: Beginning at a point in the Northerly margin of Clarksville Highway, said point further described as being the Southwest corner of the E.A. Cotten property as of record in Book 1261, page 585, Register's Office for said County; thence along said Northerly margin, North 57 deg. 53 min. West 125.81 feet to an iron pin; thence continuing along said margin, North 57 deg. 53 min. West 135.50 feet to an iron pin; said iron pin lying South 57 deg. 53 min. East 80 feet from the Southeast corner of the Metropolitan Government of Nashville and Davidson County Property, as of record in Book 3948, page 203, said Register's Office; thence leaving said Northerly margin, North 32 deg. 07 min. East 154.60 feet to an iron pin; thence South 57 deg. 53 min. East 272.32 feet to an iron pin in the Westerly margin of of E.A. Cotten's property as of record in Book 1261, page 585, said Register's Office; thence along said Cotten's Westerly line, South 36 deg. 19 min. 31 sec. West 150 feet to the point of beginning.

Being the same property conveyed to Dipak Lachmandas and wife, Harsha Lachmandas by Warranty Deed dated 12/20/99 from Charles Galbreath and wife, Joyce Lain Galbreath, Trustees U/A/D of record in Instrument Number 199912210305974, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2003 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Dipak Lachmandas
Dipak Lachmandas

Harsha Lachmandas
Harsha Lachmandas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dipak Lachmandas and wife, Harsha Lachmandas the within named 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 and official seal at office this 8th day of July, 2003.

Notary

My Commission Expires: 4/30/05

PERRY A. DAVIS JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $143,000.00.

Dipak Lachmandas
Affiant

Sworn to and subscribed before me, this 8th day of July, 2003.

Notary Public

My Commission Expires: 4/30/05

PERRY A. DAVIS JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE