PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(GJ) Title No: 44813
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/29/03 18:10 2pgs
Fees:13.00 Taxes:895.40
20030729-0106998

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gurjeet Dhindsa 1129 Duncanwood Drive Nashville, Tennessee 37204	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 131-08-014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$242,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey B. Christie and spouse, Elizabeth S. Christie**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gurjeet Dhindsa** 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. 53 on the Plan of Duncanwood of record in Plat Book 1424, Page 139, Register's Office for said Count

Said Lot No. 53 fronts 108 feet on the southerly margin of Duncanwood Drive and extends back 187.4 feet on the westerly line and 189.5 feet on the easterly line to a dead line in the rear.

Being the same property conveyed to Jeffrey B. Christie and spouse, Elizabeth S. Christie by deed from Ronald E. Wenzler, Jr., and spouse, Jan E. Simmons of record in Book 10908, Page 594 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424 Page 139, said Register's Office, which Plan shows a 60foot minimum building setback line from Duncanwood Drive and a 10 foot easement for public utility purposes along the rear line(s) of said lot.

This is improved property, known as: 1129 Duncanwood Drive, Nashville, Tennessee 37204

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 25th day of July, 2003.

Jeffrey B. Christie

Elizabeth S. Christie

State of TENNESSE

County of DAVIDSON

On this 25th day of July, 2003 , before me the undersigned authority, personally appeared Jeffrey B. Christie Elizabeth S. Christie , 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.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003

Notary

State of TENNESSE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $242,000.00

Gurjeet Dhindsa
Affiant

Sworn and subscribed before me this the 25th day of July, 2003

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003

Notary Public