THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $145,500.00. **Affiant** Subscribed and sworn to before me, this 31st day of July, 2003. Notary Public My Commission Expires: My Commission Expires JULY 21, 2007

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows: Ann Elizabeth-Lamp Arians 4505 Harding Pike, #135 Nashville, TN 37205	Send Tax Bills To: First Horizon Home Loan Corporation 111 Westwood Place, Suite 109 Brentwood, TN 37027	Map-Parcel Number 116-3B-135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROSHINI RAJKUMAR, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ANN ELIZABETH-LAMP ARIANS, UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 135 on the Plan of Royal Oaks Apartments, of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Roshini Rajkumar, unmarried by deed from Alan Keith Simpkins, unmarried, of record as Instrument No. 20010313-0023760, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction.

Davidson County DEEDWARR
Recvd: 08/12/03 15:33 2pgs
Fees:13.00 Taxes:538.35

20030812-0115533

This conveyance is made subject to:

1. 2003 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee.

3. Master Deed and By-Laws establishing a Horizontal Property Regime of Royal Oaks Apartments, of record in Book 5282, page 972, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

This is improved property known as 4505 Harding Pike, #135, Nashville, TN 37205.

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, her heirs and assigns, forever; and I covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of July, 2003.

Roshini Rajkumar

ROSHINI RAJKUMAR

By: Nancy Hutcherson, Atty. in Fact

Nancy Hutcherson, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NANCY HUTCHERSON,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of July, 2003.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

211562.1/2003191