THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21653-08-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $192,000.00. Affiant Subscribed and sworn to before me, this 26th day of August, 2003. Notary Public My Commission Expires: My Commission Expires SEPT. 30, 2006

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

Davidson County DEEDWARR
Recvd: 08/29/03 08:37 2pgs
Fees:13.00 Taxes:710.40

20030829-0125549

WARRANTY DEED

Address New Owner: Sameer Chopra Sharmila Murthy 105 Stokeswood Place Nashville, TN 37215	**Send Tax Bills To:** SunTrust Mortgage, Inc. 201 4th Avenue North, 7th Floor Nashville, TN 37219	**Tax Information:** Map No.117-08-0-B Parcel No. 009.00 CO

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, **Michael C. Trueblood and wife, Mary H. Trueblood**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sameer Chopra, unmarried and Sharmila Murthy, unmarried** ("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 105 Stokeswood Place, Nashville, TN, 37215

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 August 26, 2003.

Michael C. Trueblood by Jon Sheridan, his Attorney-in-Fact by atty. in fact

Mary H. Trueblood by Jon Sheridan, Her Attorney-in-Fact by atty in fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared Jon Sheridan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Michael C. Trueblood and Mary H. Trueblood, as their Attorney-in-Fact, as the free act and deed of the within named Principal.

Witness my hand, at office, this 26th day of August, 2003.

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 Unit No. 9, together with the appurtenant interest in the common elements of Stokeswood Condominiums, as of record in Plat Book 6200, page 438, a horizontal property regime established by Master Deed, of record in Book 6441, page 577 as amended in Book 6453, page 620 and Book 6923, page 777, Register's Office for Davidson County, Tennessee and being located upon Lot No. 1 on the Plan of Stokewood Subdivision of record in Plat Book 6250, page 845, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael C. Trueblood and wife, Mary H. Trueblood by deed dated June 15, 1999 from Eddie R. Anderson and wife, Elizabeth A. Anderson of record in Book 11529, page 954, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4) Charter of Incorporation of Stokeswood Homeowner's Association, Inc. of record in Book 6470, page 149, Register's Office for Davidson County, Tennessee;
5) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for Stokeswood Condominiums, of record in Book 6441, page 577 as amended in Book 6453, page 620 and Book 6923, page 777, Register's Office for Davidson County, Tennessee;
6) Storm water detention agreement of record in Book 6779, page 669, Register's Office for Davidson County, Tennessee.
7) All matters shown on the Plan of record in Plat Book 6250, page 845, Register's Office for Davidson County, Tennessee; and
8) All matters appearing on the Plan of record in Plat Book 6200, page 438, Register's Office for Davidson County, Tennessee.