WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/17/03 13:57 2pgs
Fees:13.00 Taxes:908.35

20030917-0137434

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Varathakumar Mahalingam**
Address **7225 Magnolia Hills Drive**
City/State/Zip **Nashville, TN 37221**

SEND TAX BILLS TO:
Name **Countrywide Home Loans Inc.**
Address **P.O. Box 660694**
City/State/Zip **Dallas, Texas 75266-0694**

FOR AND IN CONSIDERATION of the sum of **$10.00. TR & D Homes Inc, a Tennessee Corporation** has this day bargained and sold, and does hereby transfer and convey unto **Varathakumar Mahalingam and Bamini Karthigesu, Husband and Wife, their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, Being Lot No. 7 on the Plan of Magnolia Hills Subdivision, of record in Plat Book 7900,p age 782, and amended in Plat Book 7900, page 809, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being a part of the same property conveyed to TR & D Homes, Inc., by Warranty Deed from Lifestyle Homes, G.P., of record in Instrument No. 20030218-0020680, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2003 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 155, Group 12A, Parcel 7

This is improved property known as: 7225 Magnolia Hills Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **25th** day of **August 2003**.

TR & D Homes Inc

By: Sina Taeedkashani President

STATE OF TENNESSEE
COUNTY OF Williamson

PERSONALLY APPEARED before me, Christopher M. Corriveau, of the state and county mentioned, personally appeared Sina Taeedkashani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of TR & D Homes Inc, the within named bargainor, a Corporation, and that such Sina Taeedkashani, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Corporation as President.

WITNESS MY HAND and official seal at office, this **25th** day of **August 2003**.

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **Williamson**

The actual consideration or value whichever is greater, for this transfer is **$245,500.00**

Affiant _____

Subscribed and sworn to before me, this the 25th day of August 2003.

My commission expires June 18, 2005_____

_____
Notary Public - Register

