THIS INSTRUMENT PREPARED BY:
Watkins, McGugin, McNeilly & Rowan, PLLC
W. Warner McNeilly, III
214 Second Avenue, North Suite 300
Nashville, Tennessee 37201
(615) 255-2191

Davidson County DEEDWARR
Recvd: 01/13/04 09:51 2pgs
Fees:13.00 Taxes:342.25
20040113-0005152

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL I.D. NUMBER:
IRIS A. HORTON 102 Guill Ct. Nashville, TN 37214	SAME	09613005000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $92,500.00.

Iris A. Horton
IRIS A. HORTON

SUBSCRIBED AND SWORN to before me by Iris A. Horton this 12th day of January, 2004.

Notary Public

My Commission Expires: 9/27/06

FOR AND IN CONSIDERATION of the sum of Ninety-Two Thousand, Five Hundred Dollars ($92,500.00), the receipt of which is hereby acknowledged, C. K. HIRANYA GOWDA and PETER KAPLAN, hereinafter "GRANTORS", have this day bargained and sold and do hereby transfer and convey unto IRIS A. HORTON, hereinafter "GRANTEE", her heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Perry Heights, as of record in Plat Book 2900, page 18, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to C. K. Hiranya Gowda and Peter Kaplan by deed of record in Book 7453, page 321, R.O.D.C.

Said property is conveyed subject to the following:

1. 2004 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on plan of record in Plat Book 2900, page 18, Register's Office, Davidson County, Tennessee.
3. Subject to Restrictive Covenants of record in Book 2928, page 445, and Book 11421, page 498, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever. GRANTORS covenant that they 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 except for those matters set forth herein.

WITNESS our hands this 12th day of January, 2004.

C. K. HIRANYA GOWDA

PETER KAPLAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. Warner McNeilly, III, of said county, C. K. HIRANYA GOWDA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand, this 12th day of January, 2004.

NOTARY PUBLIC

My Commission Expires:

9/24/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. Warner McNeilly, III, of said county, PETER KAPLAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand, this 12th day of January, 2004.

NOTARY PUBLIC

My Commission Expires:

9/24/05