Davidson County DEEDWARR
Recvd: 03/22/04 14:36 2pgs
Fees:13.00 Taxes:832.50
20040322-0032295

THIS INSTRUMENT PREPARED BY:
Nancy W. Stabell, Esq.
Frost Brown Todd LLC
424 Church Street, Suite 1600
Nashville, TN 37219-2308
(615) 251-5550

WARRANTY DEED

New Owner/Address	Send Tax Bills To:	Map/Tax Parcel Number
Sima Lal and Brian C. Neal 4110 Westlawn Drive Nashville, Tennessee 37209	SAME	103-08-0-278

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Betsy E. Derrick and Michael D. Derrick, wife and husband ("GRANTOR"), have this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Sima Lal and Brian C. Neal as joint tenants with right of survivorship ("GRANTEE"), their successors and assigns, GRANTOR'S right, title and interest in a certain tract or parcel of land located in Davidson County, Tennessee more particularly described below (the "Property"):

> Land in Davidson County, Tennessee, being a part of the westerly 63 feet of Lot No. 350 on the Map of the Richland Realty Company's Subdivision, as of record in Book 421, Page 32, in the Register's Office, Davidson County, Tennessee.
>
> Said part of the westerly 63 feet of Lot No. 350 fronts 63 feet on the northerly side of West Lawn Driveway and extends back between parallel lines 240 feet on the west line and 240 feet, more or less, on the east line to a dead line.
>
> Being the same property conveyed to Michael D. Derrick and wife, Betsy E. Derrick, by Warranty Deed or record in Book 5724, Page 137, in the Register's Office for Davidson County, Tennessee, which has the address of 4110 Westlawn Drive, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the Property, together with all appurtenances, hereditaments, estate, title and interest thereunto appertaining unto GRANTEE, its successors and assigns, in fee simple forever.

GRANTOR covenants that it is lawfully seized and possessed of the Property in fee simple, has full power and lawful authority to sell and convey the same, that the Property is free, clear and unencumbered except for liens for real property taxes and assessments due and payable in 2004 and thereafter, which GRANTEE assumes and agrees to pay; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever. This conveyance is made subject to all (i) easements, restrictions and stipulations of record, and (ii) governmental laws, ordinances and regulations affecting the Property.

The words "GRANTOR" and "GRANTEE" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS, the GRANTOR, acting by and through its duly authorized representative, has caused this instrument to be executed on this the 22nd day of March, 2004.

GRANTOR:

Betsy E. Derrick

Michael D. Derrick

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betsy E. Derrick and Michael D. Derrick whom I am personally acquainted or proved to be on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing for the purposes herein contained. Witness my hand and official seal this 22nd day of March, 2004.

NANCY WOOD STARNELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAR. 28, 2005

Oath of Value

STATE OF TENNESSEE)
) **SS**
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $ 225,000.00

3/22/04

Affiant (GRANTEE)

Subscribed and sworn to before me this the 22nd day of March, 2004.

NANCY WOOD STARNELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

NSHLibrary/26632.1

My Commission Expires MAR. 28, 2005