Davidson County DEEDWARR
Recvd: 03/31/04 14:12 2pgs
Fees:13.00 Taxes:884.50
20040331-0036362

THIS INSTRUMENT PREPARED BY:
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ATTORNEYS AT LAW
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $185,000.00.

Deborah Safar
Affiant

Sworn to and subscribed before me this 25 day of March, 2004.

Notary Public
My Commission Expires: 3.14.2005

CHARLES E. MORTON IV NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Siddharth Pratap and Sanju Pratap, husband and wife	508 Old Towne Drive	Owner	160.16.0.C
508 Old Towne Drive	Brentwood, TN 37027		082.00CO
Brentwood, TN 37027			USD 02416

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty-Five Thousand and 00/100 Dollars ($185,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **STANLEY W. PETERS III and AMANDA PETERS, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **SIDDHARTH PRATAP and SANJU PRATAP, husband and wife,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit 82 on the Plan of the Terraces at Brentwood Chase of record in Instrument No. 20011030-109137, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to Stanley W. Peters, III, an unmarried man, by Warranty Deed dated July 23, 2001 from Pulte Homes Tennessee Limited Partnership, a Tennessee Limited Partnership, of record in Instrument No. 20010725-0078902, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except by taxes for the year 2004 which are a lien but not yet due and payable to be paid by Grantees, applicable building and zoning regulations, such state of

facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 25 day of March, 2004.

STANLEY W. PETERS III

Amanda Peters

AMANDA PETERS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Stanley W. Peters III and Amanda Peters, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 25 day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 3.14.2005

CHARLES E. MORTON IV NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE