File Box 8

Davidson County DEEDWARR
Recvd: 04/12/04 15:09 2pgs
Fees:13.00 Taxes:777.00

20040412-0041035

Warranty Deed

Old Republic Title: Owner's Title Number: _____

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Jayant P. Shenai and Sunita J. Shenai	SunTrust Mortgage, Inc.	Map: 131-06-D
523 Belair Way	ISAOA P.O. Box 57028	Parcel: 523.00-CO
Nashville, TN 37215	Irvine, CA 92619-7028	7DA-92425

For and in Consideration of the sum of $ 210,000.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, Michelle L. Reeder, an unmarried person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Jayant P. Shenai and Sunita J. Shenai a 1/2 interest each as tenants in common

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, and being that certain condominium apartment unit known as **Unit 523** on the plan of **Burton Hills Townhomes, Village of Belair, Phase I**, created under Title 66, Chapter 27, Sectinos 101, et seq, T.C.A., and as established pursuant to **Master Deed at Book 6690, page 70,** as amended at Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6962, page 325, and Book 9398, page 43, together with the By-Laws (as amended) and Exhibits (as amended) to said Master Deed and amendments, all as of record in the Register's Office for said County, together will all fixtures, wall coverings, appliances, carpets and floor coverings, and/or other improvements therein (all as previosly agreed), and with the undivided interest in the General and Limited Common Elements appurtenant thereto, all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and of the conveyance hereby made (all herein referred to as the "Property", "Tract or parcel of land", and/or "Unit").

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number 20020116-0006762, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:
Master Deed, and the Exhibits thereto, at Book 6690, page 70, as amended at Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6962, page 325, and Book 9398, page 43; By-Laws as Exhibit to said Master Deed as amended at Book 6911, page 827 and at Instrument Number 20031016-0153582; and Charter at Book 6921, page 220, all said Register's Office.

This is IMproved property known as: 523 Belair Way, Nashville, TN 37215
{unimproved / improved}

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands on this 9th day of APRIL, 20 04

Michelle L. Reeder

Michelle L. Reeder

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

The actual value or consideration, whichever is greater, for this transfer is $ 210,000.00

Jennifer McDowell, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON April 9, 2004.

My Commission Expires: 3/23/08

Notary Public

GREGORY POWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Michelle L. Reeder

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on April 9, 2004

My Commission Expires: 09-22-2007

RUTH RANDOLPH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public: Ruth Randolph

This Instrument Prepared By:

Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Road, Nashville, TN 37215 ... (615) 385-2804 ... TN Supreme Court# 003143