THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22587-03-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $188,300.00. Affiant Subscribed and sworn to before me this 16th day of April, 2004. Notary Public My Commission Expires: 11/25/2006

DONALD E. KANE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Anup Sabharwal 113 Fairmont Place Nashville, TN 37203	Suntrust Mortgage, Inc. 201 Fourth Ave. North 7th fl. Nashville, Tennessee, 37219	Map No.104.06-0G Parcel No. 013.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Diana Key Hardinge**, a single person ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anup Sabharwal,** a single person ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 113 Fairmont Place, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of April, 2004.

Diana Key Hardinge

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Diana Key Hardinge**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of April, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 04/21/04 15:12 2pgs
Fees:13.00 Taxes:696.71

20040421-0045517

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 113 on the Plan of Fairmont Square I Condominiums, of record in Plat Book 6250, page 310, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Fairmont Square Condominium Association, a horizontal property regime established by Master Deed of record in Book 6445, page 612, as amended in Book 6484, page 111, and Book 6653, page 895, said Register's Office.

Being the same property conveyed to Diane Kay Hardinge, single, by deed dated 2/28/01 from Richard L. Percy and wife, Sherry L. Allen of record as Instrument No. 20010312-0023492, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 County Taxes, which have been paid by the Grantor and prorated by the parties
2. Charter of Incorporation of Fairmont Square Homeowner's Association of record in Book 6491, page 842, amended in Book 755, page 377, and in Book 7866, page 382, Register's Office for Davidson County, Tennessee;
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Fairmont Square Condominium Association, of record in Book 6445, page 612, amended in Book 6484, page 111, and in Book 6653, page 895 Register's Office for Davidson County, Tennessee;
4. All matters appearing on the Plan of record in Plat Book 6250, page 310, Register's Office for Davidson County, Tennessee.