Davidson County DEEDWARR
Recvd: 06/22/04 15:50 2pgs
Fees:13.00 Taxes:684.50

20040622-0074112

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 17 day of June 2004.

Notary Public
My commission expires: 2-19-07

SANDRA S. TOMLIN
Notary Public At Large
WILLIAMSON COUNTY, TN

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Address of New Owner:
Pramod Dwivedi
5029 West Oak Highland Dr.
Antioch, TN 37013

Send Tax Bills to:
owner

Tax Information
173-4A/109

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Kimberly W. Nowell, a married person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Pramod Dwivedi and Seema Dwivedi, husband and wife, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 109, on the Plan of Oak Highlands, Phase I, as shown on plat of record in Plat Book 6900, page 432-435, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Kimberly W. Nowell, married by Deed of record in Book 11483, Page 371, recorded 5/18/99, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) The dower, curtesy, homestead, community property, or other statutory marital rights, if any, of the spouse of any individual insured. 2) Rights or claims of parties in possession not shown by the public records. 3) Easements, or claims of easements, not shown by the public records. 4) Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey should show. 5) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. 6) Taxes for the year 2004, a lien, which are not yet due and payable. Tax Parcel No. 173-4A/109 7) If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq. 8) All matters shown on Plat recorded in Book 6900, page 432-435. 9) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7350, page 24, re-recorded in Book 7367, page 587 and amended in Book 8765, page 77, and in any allied instrument(s) referred to in said restrictions. 10) By-Laws of Oak Highlands of record in Book 8765, page 90. 11) Charter of Oak Highlands Homeowner's Association of record in Book 7337, page 529, amended in Book 8765, page 100.

This property is improved property known as 5029 West Oak Highland Dr., Antioch, Tennessee 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 my hand this 17th day of June, 2004.

Kimberly W. Nowell

Donny Nowell
Who joins in this conveyance for the sole purpose of conveying any marital interest he may have

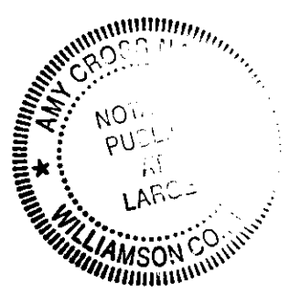
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly W. Nowell and Donny Nowell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 17th day of June, 2004.

Notary Public

My Commission expires: 4/2/05



FILE NO: 04456