This Instrument prepared by
and after recording return to:
Lassiter, Tidwell & Hildebrand, PLLC
1850 One Nashville Place
150 Fourth Avenue North
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 09/17/04 11:03 3pgs
Fees:18.00 Taxes:758.50
20040917-0112137

Send Tax Bills to New Owner at:
Manish Kharat
Puja Kadolkar
5373 Windy Pine Drive
Nashville, Tennessee 37211

Map & Parcel Number
172-3-A 104.00

GENERAL WARRANTY DEED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Dione K. Hasse, unmarried** (hereinafter the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors, in hand paid by **Manish Kharat and wife, Puja Kadolkar** (hereinafter collectively the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents GRANTS, SELLS AND CONVEYS, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

> Land in Davidson County, Tennessee, being Lot(s) 104, as shown on the map entitled The Woodlands, Phase One, Section One, of record in Plat Book 6900, page(s) 498 and 499, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to DIONE K. HASSE, UNMARRIED, by deed of record as Instrument No. 20000605-0055579, said Register's Office.

This is improved property commonly known as: **5373 Windy Pine Drive, Nashville, Tennessee 37211**. This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, their heirs, successors and assigns, forever.

The Grantor, for herself and her heirs, successors and assigns covenants with Grantees that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind herself and her heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees, their heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor or any other person.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the 14th day of September, 2004.

Dione K. Hasse

STATE OF TENNESSEE)
)
COUNTY OF DAVDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Dione K. Hasse**, the within named bargainor, 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 14th day of September, 2004.

G. Miller Hogan II
Notary Public
My commission expires: JAN. 4, 2006

G. MILLER HOGAN II
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is $205,000.00.

Affiant

Sworn to and subscribed before me this
14th day of September, 2004.

Notary Public
My Commission Expires: Jan. 4, 2006

