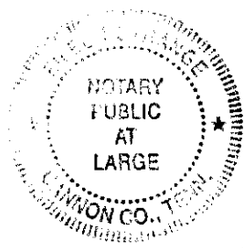
File #200491213



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pradeep Agnihotri and wife, Ranjna Agnihotri	Same	Map/Parcel: 142-05-B-69.00 CO
(NAME)	(NAME)	Davidson County DEEDWARR Recvd: 09/30/04 10:45 2pgs Fees:13.00 Taxes:444.00
P. O. Box 680129		20040930-0117775
(ADDRESS)	(ADDRESS)	
Franklin, TN 37068-0129		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CHANDER K. KANAL, MARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **PRADEEP AGNIHOTRI AND WIFE, RANJNA AGNIHOTRI,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A condominium apartment located in Davidson County, Tennessee and being more particularly described as follows:

Being all of Unit No. L-306, together with the Carport designated No. L-306-C, in River Plantation, Section Three, A Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Three, Condominium Apartments, recorded in Book 4675, pages 75, 76, and 77, as amended in Book 4675, Pages 103, 104. and 105 of the Register's Office for Davidson County, Tennessee and described in a Master Deed, recorded in Book 4784, Page 464, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Three, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, Page 482, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Chander K. Kanal (Unmarried) by Warranty Deed dated January 26, 1977 of record in Book 5110, Page 67, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
By-Laws of record in Book 4784, Page 482; Master Deed of record in Book 4784, Page 464; Rules and Regulations of record in Book 4784, Page 510; Waiver of Exclusive Rights (Henry and Smith) of record in Book 5840, Page 663; all matters shown on plat of record in Plat Book 4675, Pages 103-105, revising, Book 4675, Pages 75-77; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Sunita Kanal, spouse of Chander K. Kanal, hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that he/she may have in said property, including but not limited to the marital interest.

Unimproved ( )
This is improved (X) property, known as 8300 Sawyer Brown Road, Unit L306, Bellevue, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and Grantor covenants with the said GRANTEES that he/she is 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; and except for the current year property taxes which are being prorated between the parties and Grantors agreeing to pay said tax when due; and Grantor further covenants and binds himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 20th day of September, 2004.

Chander K. Kanal

Chander K. Kanal

Sunita Kanal

Sunita Kanal

BY: Chander K Kanal

Chander K. Kanal, Attorney in Fact

STATE OF Tennessee

COUNTY OF Rutherford

On this 20th day of September, 2004, before me personally appeared Chander K. Kanal, also known as Chander Kanal, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Sunita Kanal and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. _____, Register's Office of Davidson County, Tennessee.

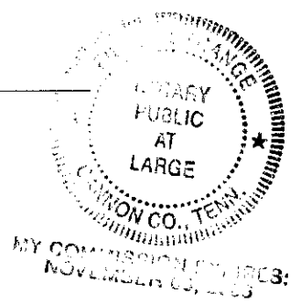
Witness my hand and official seal, this 20th day of September, 2004.

Eileen Strange

Notary Public

My Commission Expires: _____

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129