Title Book 8

WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 215,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF NOVEMBER, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00519

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Alex Winston and Jennifer Winston	Wells Fargo Bank, NA	MAP:117-03
2958 Primrose Circle	11301 Carmel Commons Blvd, Ste 309	Parcel:60.00
Nashville, TN 37212	Charlotte, NC 28226	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AJIT D. KORGAOKAR, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

WILLIAM A. WINSTON AND SPOUSE, JENNIFER T. WINSTON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2958 Primrose Circle, Nashville, TN 37212

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 24th day of November, 2004.

Ajit D. Korgaokar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, AJIT D. KORGAOKAR, 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 24th day of November, 2004.

Notary Public _____

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 12/07/04 12:10 2pgs
Fees:13.00 Taxes:795.50

20041207-0145670

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EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot 2, Block D, on the plan of Map of Belmont Terrace Annex No. 4 of record in Plat Book 974, Page 97, Register's Office for Davidson County, Tennessee. Said part of Lot No. 2, Block D, fronts 60.0 feet on the broken westerly margin of Primrose Circle and extends back 160 feet on the northerly line and 120.0 feet on the southerly line to a broken line in the rear, measuring 120.5 feet thereon.

Being all of the same property conveyed to Ajit D. Korgaokar by Warranty Deed from Heidi L. Simmons of record in Instrument No. 20020718-0086550, Register's Office for Davidson County, Tennessee, dated 7/9/02, recorded 7/18/02, said Register's Office.

Described accornding to Mortgage Loan Inspection by John B. Kohl, III, Tennessee Surveyor License No. 100, 400 7th Avenue South, Nashville, TN 37203; File/Job No. 143646, dated March 30, 1998 and being attached hereto as Exhibit "A".

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 974, Page 97, said Register's Office, which plan shows 30 foot minimum building setback line from Primrose Circle and 10 foot easement for public utility purposes along the portion of the broken rear line(s) of said lot; Restrictive Covenants of record in Book 1174, Page 492, Book 1191, Page 223, said Register's Office; Subject to a permanent easement for the construction and maintenance of an electric power transmission line and underground sanitary sewer granted to the state of Tennessee Dept. Of Transportation of record in Book 4761, Page 822, said Register's Office described as follows: Beginning at the same point described above; thence North 29 degrees, 10 minutes West 62.5 feet to a point; thence North 15 degrees 51 minutes East 40.0 feet to a point; thence South 73 degrees 39 minutes East 8.1 feet to a point; thence South 17 degrees 47 minutes East 100.9 feet to a point in the said South boundary; thence along the south boundary North 80 degrees 58 minutes West 16.6 feet to the point of beginning and containing 2,147 square feet.