WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $155,000.00.

Affiant

Subscribed and sworn to me on April 25, 2005

NOTARY PUBLIC
My Commission Expires:

LYNN GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/28/05 15:56 2 pgs
Fees:13.00 Taxes:573.50
20050428-0047597

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Esq.
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brian and Carmilla Marsh 173 Sheila Drive Nashville, TN 37013	New Owner	162-02-0-240.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Raja R. Kodali and Indumathi Kodali, his wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Brian and Carmilla Marsh, husband and wife, hereinafter called **"GRANTEES,"** their successors 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 # 282, on the Plan of Colewood Acres, Section Four, of record in Plat Book 4175, Page 144, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Raja R. Kodali and Indumathi Kodali, his wife, by Warranty Deed from John P. Stephens and wife, Lettie W. Stephens, of record in Book 7209, Page 805, Register's Office for Davidson County, Tennessee dated April 16, 1987 and recorded April 21, 1987.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County and subsequent taxes are assumed by the Grantees;
2. Matters of record in Plat Book 4175, page 144, Register's Office for Davidson County, Tennessee;
3. Restrictive covenants/ Declaration of Covenants, Conditions and Restrictions of record in Book 4451, Page 994, said Register's Office.
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 173 Sheila Drive, Nashville, TN 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 GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands on April 25, 2005.

Raja R. Kodali

Raja R. Kodali

Indumathi Kodali

Indumathi Kodali

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 25, 2005, before me personally appeared Raja R. Kodali and Indumathi Kodali, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on April 25, 2005.

John Cobb Rochford

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE