WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $205,000.00.

Affiant

Subscribed and sworn to me on April 28, 2005

NOTARY PUBLIC
My Commission Expires: 1/27/2007

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 04/28/05 16:10 2 pgs
Fees:13.00 Taxes:758.50
20050428-0047608

THIS INSTRUMENT WAS PREPARED BY:
Jeff T. Goodson
Community Title Company LLC
2200 Abbott Martin Road, Ste. 201
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Roy F. Pearson 320 Old Hickory Blvd., #204 Nashville, TN 37221	SAME	128-12-A, 8.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sandeep Duggal, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Roy F. Pearson and Edna H. Pearson, 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 Unit No. 8, Building No. 2, on the Plan of Section 1, Phase 1A, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Sandeep Duggal, unmarried, by deed from Eagle Ridge at the Reserve, LLC, a Tennessee limited liability company, dated June 24, 2004, filed June 25, 2004, of record in Instrument No. 20040625-0075590, Register's Office for Davidson County, Tennessee.

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 shown on plat of record in Plat Book 7900, Pages 896-898, and in Instrument number 20041019-0125465, Register's Office for Davidson County, Tennessee;
3. Restrictive covenants of record in Instrument number 20010116-0004521 and in Instrument number 20011004-0108054, said Register's Office;
4. Homeowners' Association Charter of record Instrument number 20010112-0003836 and in Instrument number 20010112-0003839, said Register's Office;
5. Master Deed and By-laws of record in Instrument number 20011011-0110875, said Register's Office;
6. Articles of Organization of record in Instrument number 20000330-0032081, said Register's Office;
7. Stormwater Detention Agreement of record in Instrument number 20001103-0109348, said Register's Office;
8. Drainage Easement of record in Book 8083, Page 534 and in Book 7861, Page 559, said Register's Office; and
9. 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 320 Old Hickory Blvd. #204, Nashville, TN 37221.

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 GRANTOR does 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 GRANTOR does further covenant and bind himself, his 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 28, 2005.

Sandeep Duggal

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 28, 2005, before me personally appeared Sandeep Duggal to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on April 28, 2005.

NOTARY PUBLIC

My Commission Expires: 1/27/2007

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE