THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Ste 350
Nashville, TN 37203

Box 50-B

Our File Number: 20533G

MAP/GROUP/PARCEL:
82-13-B-9CO

Davidson County DEEDWARR
Recvd: 05/06/05 11:12 2 pgs
Fees:13.00 Taxes:810.30
20050506-0051305

NEW OWNER'S NAME AND ADDRESS:
Ajay Gupta
912 Ireland Street
Nashville, TN 37208

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
P. O. Box 79041
Baltimore, MD 21279-0041

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, SUSAN HOLLIS, FORMERLY KNOWN AS SUSAN SPENCER ANDERSON, AND STEPHEN HOLLIS, WIFE AND HUSBAND, hereinafter called Grantors, do hereby transfer and convey unto AJAY GUPTA, unmarried, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being UNIT No. 9, on the plan of Ireland 28 Condominiums, also knows as Ireland Street 28, a horizontal property regime according to the Master Deed of record in Instrument No. 20040416-0043331, amended in Instrument No. 20040429-0048695, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

The subject property is improved property commonly known as 912 Ireland Street, Nashville, TN 37208.

BEING the same property conveyed to Grantors herein by deed of record in Instrument 20040603-0065218, Register's Office for Davidson County, Tennessee.

Stephen Hollis, husband of Susan Hollis, joins in this conveyance for the purpose of conveying any interest he may have in said property, marital or otherwise.

Susan Spencer Anderson and Susan Hollis are one and the same person.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Susan Hollis

Stephen Hollis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Susan and Stephen Hollis, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee, on this the 28th day of April 2005.

NOTARY PUBLIC

SUMNER COUNTY, TENNESSEE NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $219,000.00.

AFFIANT

Sworn to and subscribed before me, this the 28th day of April 2005.

NOTARY PUBLIC

My commission expires: 1/24/09

KIMBERLY A. LOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.