FILE BOX 19B
#05-06-055-D

PREPARED BY:
[illegible]
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 44010

Davidson County DEEDWARR
Recvd: 07/08/05 15:04 2 pgs
Fees:13.00 Taxes:1572.50

20050708-0079460

WARRANTY DEED

PETER IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$425,000.00.

Sandra S. Schwartz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
7th DAY OF JULY, 2005

Notary Public

MY COMMISSION EXPIRES: 3/31/07

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
LESLIE TODD BERNSTEIN **107 Abbeywood Drive** **Nashville, TN 37215**	ACCUBANC MORTGAGE 3232 Newmark Drive Miamisburg, O H 45342	**131-6-F-36** **7DA 92684**

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 **We, PIYUSH KUMAR and SHALINI KUMAR, Husband and Wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LESLIE TODD BERNSTEIN and TERI V. BERNSTEIN, Husband and Wife**

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:

LAND in Davidson County, Tennessee, being Lot No. 36, on the Plan of BURTON HILLS, VILLAGE OF ABBEYWOOD, TRACT 21, A PLANNED UNIT DEVELOPMENT, of record in Book 6900, page 223, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Piyush Kumar and Shalini Kumar, husband and wife, by deed from Todd J. Campbell and spouse, Margaret N. Akers, of record in Instrument Number 20020502-0054254, Register's Office for Davidson County, Tennessee.

THERE is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of BURTON HILLS, VILLAGE OF ABBEYWOOD, TRACT 21, A PLANNED UNIT DEVELOPMENT, as said areas are set forth and defined in Restrictions of record in Book 6517, page 522; Book 6778, page 536; Book 7146, page 188; and Book 7146, page 193; and Charter of record in Book 7189, page 72; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

THE Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the said Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) 2005 Davidson County Real Property taxes, a lien not yet due and payable which have been prorated at closing and assumed by Grantees.

(2) Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 6326, page 588, Book 6517, page 522, Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, Book 7146, page 188, Book 7146, page 193, Book 7147, page 423, Book 9790, page 987, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

(3) Rights of others in and to the common elements.

(4) **Charter of record in Book 7189, page 72, Register's Office for Davidson County, Tennessee.**

(5) **Lien for special assessments contained in the Master Deed.**

(6) **Plan of record in Book 6900, page 223, Register's Office for Davidson County, Tennessee.**

(7) **Mortgage Loan Inspection by John Kohl & Co., P.C., dated November 28, 1997, Discloses that the concrete drive encroaches on the 10' public utility easement.**

This is improved property known as **107 Abbeywood Drive, Nashville, Tennessee 37215**

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 7TH DAY OF JULY, 2005.

PIYUSH KUMAR

Shalini Kumar

SHALINI KUMAR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named PIYUSH KUMAR and SHALINI KUMAR, Husband and Wife, the bargainors, 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 Nashville, Tennessee, on this 6th day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 2/29/2006

NOTARY PUBLIC AT LARGE