Davidson County DEEDWARR
Recvd: 09/26/05 12:28 2 pgs
Fees:13.00 Taxes:653.05

20050926-0115310

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Kunal Gulati 2321 Pennington Bend Rd. Nashville, TN 37214	Same as New Owner	Map 62-9 Parcel 52

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, LEILA VARTANIAN, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto KUNAL GULATI, a single man, hereinafter referred to as the "GRANTEE", his 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 Lots Numbers 40 and 41 on the Map of River View Subdivision, recorded in Book 547 at pages 93, 94, and 95, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leila Vartanian by Deed dated February 16, 2000, from Anthony T. Carr, filed for record in Instrument Number 20000222-0015890, Register's Office for Davidson County, Tennessee.

This is approved property located at 2321 Pennington BendRoad, Nashville, Tennessee 37214.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

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, his heirs and assigns, forever.

And the GRANTOR does covenant with the said GRANTEE, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2005, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Any and all matters as they may appear on the Plan of record in Book 547, pages 93, 94 and 95, said Register's Office.

And, the GRANTOR does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

LEILA VARTANIAN, a single woman

"GRANTEE"

KUNAL GULATI, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEILA VARTANIAN, a single woman, and KUNAL GULATI, a single man, 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, at office, this the 23rd day of September, 2005.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $176,500.00.

Affiant

Sworn to and subscribed before me, this the 23rd day of September, 2005.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005