Davidson County DEEDWARR
Recvd: 10/07/05 14:14 2 pgs
Fees:13.00 Taxes:418.10

20051007-0121607

Return To
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

ST-05-5861

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES: 09-16-07
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aubrey M. Riley, Jr. (NAME)	Owner (NAME)	
389 Huntington Ridge Drive (ADDRESS)	(NAME)	161-11-0-A 47.00 CO
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ASHOK DESAI AND WIFE, ALKA A. DESAI, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto AUBREY M. RILEY, JR., TRUSTEE OF THE AUBREY M. RILEY, JR. REVOCABLE LIVING TRUST, hereinafter called the Grantees, their heirs and assigns, that 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. 47 on the Plan of Huntington Ridge Townhouse, as shown on plat of record in Plat Book 4675, page 9, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ashok Desai and wife, Alka A. Desai, by Warranty Deed from George B. Stallings, II, executed on August 15, 2002, of record at Instrument No. 20020820-0100394, Register's Office of Davidson County, Tennessee.

Subject to Restrictive Convenants of record in Deed Book 4729, Page 687; and in Book 5394, page 243, Register's Office of said County.

Subject to Charter of Homeowner's Association, of record in Book 4729, page 682; and in Book 4499, page 443, Register's Office of said County.

Subject to Articles, of record in Book 4890, page 821, Register's Office of said County.

Subject to By-Laws, of record in Book 7423, page 762, Register's Office of said County.

Subject to Easement Agreement, of record in Book 6396, page 896, Register's Office of said County.

Subject to Storm Water Detention Easements, of record in Deed Book 9732, page 551; and in Book 9775, page 308, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

unimproved ( )
This is improved (x) property, known as 389 Huntington Ridge Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 my/our hand(s) this 3rd day of October, 2005.

Ashok Desai

Alka Desai

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashok Desai and Alka Desai, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this 3rd day of October, 2005.

My Commission Expires: 09-16-07

Notary Public

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW