Book 56

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is ~~greater~~ is $300,500.00.

Affiant

Subscribed and sworn before me this the
27th day of July, 2006.

Notary Public
My commission expires: 3-24-2008

Bobby W. Brown
State of Tennessee Notary Public
Williamson County

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Carmel Colgrove Lakhani	Primary Residential Mortgage	104-6-106
3351 Acklen Avenue	4750 West Wiley Post Way, #200	
Nashville, TN 37212	Salt Lake City, Utah 84116	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ruth Felts Tolleson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Carmel Colgrove Lakhani and Vipul Tulsi Lakhani, Husband and Wife, as Tenants by the Entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 73 and 74 on the Plan of Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, pages 124 and 125, Register's Office for said County. Said parts of said lots adjoin and front together 90 feet on the southwesterly side of Love Circle and run back between lines, 95 feet to a dead line, measuring 92.6 feet thereon.

Being the same property conveyed to Earl Tolleson and wife, Ruth Felts Tolleson, by deed of record in Book 5196, page 88, dated August 13, 1977, said Register's Office.

The said Earl Tolleson having since died.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3351 Acklen Avenue, Nashville, TN 37212.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 27th day of July, 2006.

Ruth Felts Tolleson

Davidson County DEEDWARR
Recvd: 07/28/06 14:00 2 pgs
Fees:13.00 Taxes:1111.85

20060728-0091642

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ruth Felts Tolleson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of July, 2006.

My commission expires:
3-28-2011

Notary Public

