Davidson County DEEDWARR
Recvd: 08/10/06 14:12 2 pgs
Fees:13.00 Taxes:710.40

20060810-0098755

WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 192,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF JULY, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 06-01444 ADAMS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Shalini Gupta	Countrywide Home Loans, Inc.	142-7F-76.00 CO
7252 Highway 70 South, #1407	PO Box 10212 MSN-SV22	
Nashville, TN 37221	Van Nuys, CA 91410	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LORI H. ADAMS, AND HUSBAND, NATHAN D. ADAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

SHALINI GUPTA, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 7252 Highway 70 South, #1407, Nashville, TN 37221

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 28th day of July, 2006.

Lori H. Adams

Lori H. Adams

Nathan D. Adams

Nathan D. Adams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, LORI H. ADAMS AND NATHAN D. ADAMS, the bargainor(s), 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 Brentwood, Tennessee , this 28th day of July, 2006.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 76, UNIT NO. 1407, OF BELLEVUE COMMONS TOWNHOMES, CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS ESTABLISHED BY A MASTER DEED RECORDED AS INSTRUMENT NO. 200007200071772, RE-RECORDED AS INSTRUMENT NO. 20000828008476O, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT. REFERENCE IS HEREBY MADE TO THE SITE PLAN OF BELLEVUE COMMONS, AS SET FORTH IN SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND LOCATION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO LORI H. ADAMS AND NATHAN D. ADAMS, WIFE AND HUSBAND BY WARRANTY DEED FROM PULTE HOMES TENNESSEE LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, RECORDED THE 21ST DAY OF SEPTEMBER, 2001 IN INSTRUMENT NO. 20010921-0102320, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.