ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2009

WARRANTY DEED

B-TRA-06-6512

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Roger A. Rust
Affiant

Subscribed and sworn to before me, this 6th DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger A. Rust	Roger A. Rust	
6606 Wilhugh Place (ADDRESS)	6606 Wilhugh Place (NAME)	90-8-24.00 & 90-8-209.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37209 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we UPEN B. GANDHI, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROGER A. RUST AND WIFE, RHONDA D. RUST, hereinafter called the Grantee(s), 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, described by survey made by Dale aud Associates dated March 28, 1985, being parts of lots 56 and 58 as shown on the plan of West Nashville Annex, as of record in Plat Book 332, Page 11, Register's Office for Davidson County, Tennessee.

Beginning at a point at the northeast intersection of Robertson Avenue and Spencer Avenue, thence along the east right-of-way, Spencer Ave, N 30 degrees 00 min. east a distance of 131.00 feet to an iron rod; thence south 60 degrees 00 min. East,.a distance of 75.00 feet to an iron rod; thence south 30 degrees 00 min. West, a distance of 131.00 feet to an iron rod; thence North 60 degrees 00 min. West, a distance of 75.00 feet to the point of beginning containing 0.22 acres of land, more or less.
And
Beginning at a point N 30 degrees 00 min. E a distance of 131.00 feet from the northeast intersection of Robertson Avenue and Spencer Avenue; thence N. 30 degrees 00 min. E, a distance of 144.00 feet to an iron rod; thence S 60 degrees 00 min. E a distance of 75.00 feet to a point; thence S 30 degrees 00 min. W a distance of 144.00 feet to an iron rod; thence N 60 degrees 00 min. W, a distance of 75.00 feet to the point of beginning and containing .025 acres of land more or less.

Being the same property conveyed to Upen B. Gandhi by deed from Kamlesh B. Gandhi of record in Deed Book 8447, Page 166 on 09/19/1991 and filed for record on 09/20/1991, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record, including those listed in Book 332, Page 11; Book 787, Page 60; Book 6546, Page 505.

unimproved ( )
This is improved (X) property, known as 6512 Robertson Avenue, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 09/14/06 12:58 2 pgs
Fees:13.00 Taxes:647.50
20060914-0114127

Witness my/our hand(s) this 6th day of September, 2006.

Upen B. Gandhi By Bharat Gandhi Attorney in fact

Upen B. Gandhi

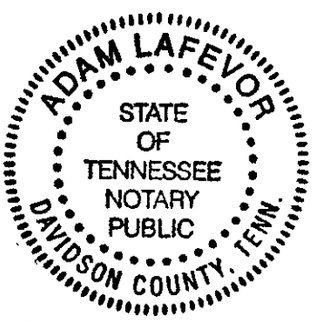
STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 6th day of September, 2006, before me personally appeared B.B. Gandhi to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Upen B. Gandhi and who acknowledged he/she/they executed the same as the free act and deed of the said Upen B. Gandhi.

Witness my hand and official seal, this the 6th day of September, 2006.

Notary Public

My Commission Expires:



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903