Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/29/06 15:50 2 pgs
Fees:13.00 Taxes:1452.25
20060929-0121027

39-B
File #06-1423

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alexander M. Koss,*** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rekha Pandula and husband, Narendra Pandula**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

*married

Land in Davidson County, Tennessee, being Lot No. 16 and the southeasterly part of Lot No. 15 of Block "A" on the Map of Woodmont Lane Homesites, of record Plat Book 1130, page 13, Register's Office for said County, described according to a survey thereof made by Z. J. Wilkinson, Surveyor, September 26, 1942, as follows:

Beginning on the northerly margin of Dartmouth Lane at a point 263.9 feet east of the easterly margin of Woodmont Lane, said point being the center line of a rock drain; thence with the center of said drain North 32 degrees east 10 feet and North 20 degrees east 152 feet to the dividing line between Lots No. 15 and 16; thence leaving said drain and with said dividing line north 1 degree 15 minutes east 27.5 feet to a stake at the common corner of Lots 7 and 8 and 15 and 16; thence with the line between Lots Nos. 7 and 16, south 88 degrees 45 minutes east 75 feet to the common corner of Lots 6, 7, 16, and 17; thence with the line between Lots Nos. 16 and 17 southwardly 180 feet to the northerly margin of Dartmouth Lane; thence with said Lane westwardly 127.8 feet to the point of beginning.

Being the same property conveyed to Alexander M. Koss by deed from Anne C. Barbour, formerly known as Anne Chancery Sanborn, dated May 27, 2005, of record in Instrument No. 20050603-0063555, Register's Office for Davidson County, Tennessee.
Julie Dunn executed this instrument to convey any and all rights she may have in the subject property; especially her marital rights.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3812 Dartmouth Avenue, Nashville TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 29th day of September, 2006

Alexander M. Koss **Julie Dunn**

State of Tennessee)
County of Davidson)

On this 29th day of September, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Alexander M. Kóss,** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-23-09

State of Tennessee)
County of Davidson)

On this 29th day of September, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Julie Dunn,** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 392,500.00.**

Affiant

Sworn and subscribed before me on this the 29th day of September, 2006.

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Rekha Pandula	SunTrust Mortgage, Inc.	**116 08 0 101.00**
3812 Dartmouth Avenue	P.O. Box 305110	
Nashville, TN 37215	Nashville, TN 37230-5110	