WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF April, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-VRE-07-2134

Davidson County DEEDWARR
Recvd: 04/24/07 15:08 2 pgs
Fees:13.00 Taxes:388.50
20070424-0048956

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
Ravi Kashyap	Ravi Kashyap	
2134 Fairfax Avenue, Unit E-14	(NAME) 2134 Fairfax Avenue, Unit E-14	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	104-11A-78.00 CO
(CITY) (STATE) (ZIP)	(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 BRETT A. BAIER AND JOEL R. SULLIVAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RAVI KASHYAP AND WIFE, SUDHA NAYAK, 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, BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. E-14, PARCEL NO. 78, OF THE VILLAGER WEST CONDOMINIUMS, AS OF RECORD IN PLAT BOOK 5210, PAGE 174 AND AS ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5452, PAGE 419, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BRETT A. BAIER AND JOEL R. SULLIVAN BY WARRANTY DEED FROM ROBERT HYDE GARLAND AND KATHY NEWSON, RECORDED ON THE 24TH DAY OF MARCH, 2003 IN INSTRUMENT NO. 20030324-0038891, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 5210, page 174; Book 5452, page 419; Book 5450, page 740; and Book 5452, page 460, Regsiter's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2134 Fairfax Avenue, Unit E-14, Nashville, Tennessee 37212
(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.

Witness my/our hand(s) this 20th day of April, 2007.

Brett A. Baier

Joel R. Sullivan

STATE OF Tennessee
COUNTY OF Davidson

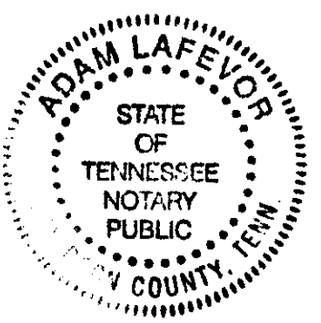
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brett A. Baier and Joel R. Sullivan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of April, 2007.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

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