PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 06/22/07 12:13 2 pgs
Fees:13.00 Taxes:814.00
20070622-0074802

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

W & I Ref:(_____) Title No: 48691
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ganapathi Krishnan Shwetha Krishnan 103Hearthstone Manor Circle Brentwood, Tennessee 37027	SAME

TAX MAP-PARCEL NUMBERS: 160150A00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$220,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Philip Matisak and spouse, Lois Matisak**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ganapathi Krishnan and spouse, Shwetha Krishnan** 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:**

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Phase I, Hearthstone Manor of record in Book 6200, Page 144, amended by Surveyors Certificate of Correction in Book 6521, Page 716, and further amended in Book 6250, Page 398, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Philip Matisak and wife, Lois Matisak by deed from Helen Cornelius, married, of record in Book 9365, Page 327, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6200, Page 144, as amended by Surveyors Certificate of Correction in Book 6521, Page 716 and further revised in Book 6250, Page 398, said Register's Office, to which plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 5409, Page 485, Book 6884, Page 251, Book 7398, Page 907, Book 7403, Page 563, Book 11404, Page 149, Book 11749, Page 481, Doc. No. 20060510-0054690, By Laws in Book 7403, Page 568, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 103 Hearthstone Manor Cr., Brentwood, Tennessee 37027

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 15th day of June, 2007.

Philip Matisak 6/15/07 — Lois Matisak 6/15/07

Philip Matisak — Lois Matisak

State of TENNESSEE
County of DAVIDSON

On this 15th day of June, 2007 , before me the undersigned authority, personally appeared Philip Matisak Lois Matisak , 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.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Sworn and subscribed before me this the 15th day of June, 2007

My Commission Expires: 7-24-10

Notary Public

JOHN C. NOTARY PUBLIC AT LARGE DAVIDSON