THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **230,000.00**. Mary E. Baker Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2007. Dorothy Faye Hood Notary Public MY COMMISSION EXPIRES: 8/26/2007 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/17/07 10:15 2 pgs
Fees:13.00 Taxes:851.00
20070717-0084864

DOROTHY FAYE HOOD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Logan Murphy	Same	MAP 104090K
3818 West End Avenue #208		PARCEL 20800C0
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Tekchand Khetpal and wife, Shila Khetpal**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Logan Murphy**

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

An interest in Land in Davidson County, Tennessee, being a certain condominium apartment, being Unit 208 on the Plan of The Montclair, as of record in Book 6900, page 954, Register's Office for Davidson County, Tennessee, as established pursuant to the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and as established by the Master Deed for The Montclair, as of record in Book 7332, page 280 as amended by instrument of record in Book 7902, page 113, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in the Master Deed.

Being the same property conveyed to Tekchand Khetpal and wife, Shila Khetpal by deed recorded as instrument number 20020813-0097743, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) Master Deed of record in Book 7332, page 380 as amended in Book 7902, page 113; Restrictions of record in Book 6846, page 848(3) Reservation of easement of record in book 6846, page 833 as amended in book 6881, page 926 and book 7902, page 109; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations; (7) Charter of record in Book 7887, page 462.

This is **(X)** IMPROVED property known as **3818 West End Avenue #208, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 13th day of July, 2007.

Tekchand Khetpal by Jon Mervis
Tekchand Khetpal

Shila Khetpal by Jon Mervis
Shila Khetpal

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____,

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

On this 13 day of July 2007, personally appeared before me, Jon Sheridon, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Tekchand Khetpal & Shila Khetpal and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 13 day of July, 2007.

My commission expires: 1-28-09

Notary Public

DAVIDSON COUNTY, TENN

Notary Seal present,
but could not be reproduced.

Bill Garrett

Bill Garrett
Davidson County Register of Deeds