27-1-341

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$211,000.00~~ $316,000.00

Cynthia Ann Gore
Affiant

Subscribed and sworn to before me,

this 31 day of August, 2007.

Notary Public

My Commission Expires MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 09/11/07 11:09 2 pgs
Fees:13.00 Taxes:1169.20
20070911-0108935

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Nagesh Chopra 1504 Bellafonte Court Nashville, Tennessee 37221	First Horizon Home Loans. 2525 West End Ave. #400 Nashville. TN 37203	155-16A-331.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Tatiana Garland, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Nagesh Chopra and wife, Judit Marton**, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Traceside Subdivision, Section 9, as of record in Instrument No.20000103-0000455, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tatiana Garland by Warranty Deed from Stephen L. Wallace and wife, Delores A. Wallace, dated November 30, 2006 and filed of record in Instrument No.20061201-0148726, Register's Office for Davidson County, Tennessee.

This property is made subject to the following:

1. 2007 County Taxes a lien, not yet due and payable.

2. Subject to all matters on Plat Plan of record in Instrument No.20000103-0000455, Register's Office for Davidson County, Tennessee.

3. Subject to Restrictive Covenants contained in the instruments of record in Book 9435, Page 493 and in Book 9677, Page 675, Register's Office for Davidson County, Tennessee.

4. Subject to By-Laws of record in Book 9668, Page 899, Register's Office for Davidson County, Tennessee.

5. Subject to The Charter for The Traceside Homeowner's Association of record in Book 9668, Page 894, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1504 Bellafonte Court Nashville, TN 37221.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of August, 2007.

By: Tatiana Garland

Tatiana Garland

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named Tatiana Garland, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 31st day of August, 2007.

NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010