THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Saagar Karlekar 4733 Sterling Cross Nashville, TN 37211	Franklin American Mortgage 501 Corporate Centre Dr. S-400 Franklin, TN 37067	172-14B-154.00

FOR AND IN 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,

Thomas A. Paulsen and wife, Patricia L. Paulsen

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

Saagar Karlekar and wife, Kavita Singh

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:

LAND in Davidson County, Tennessee, being Lot No. 154 on the Plan of Winfield Park, Phase 1, Section 2, Revision 1, a Planned Unit Development, as recorded in the Register's Office for Davidson County, Tennessee, as Instrument Nos. 200002250018478, 200002250018479 and 200002250018480, to which plan reference is hereby made for a more complete and accurate legal description thereof.

This conveyance is made subject to Declaration of Covenants, conditions and Restrictions of Winfield Park, of record in Book 11113, Page 691, said Register's Office; By-Laws of record in Book 11113, Page 717, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

Being the same property conveyed to Thomas A. Paulsen and wife, Patricia L. Paulsen by Deed, dated November 30, 2000 of record in Instrument No. 20001204-0118546, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 09/27/07 11:13 2 pgs
Fees:13.00 Taxes:1533.47
20070927-0115316

This is improved property known as: 4733 Sterling Cross Nashville, TN 37211

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 26th day of September, 2007

Thomas A. Paulsen

Patricia L. Paulsen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Thomas A. Paulsen and wife, Patricia L. Paulsen

with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office this 26th day of September, 2007

K. J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES SUMMER COUNTY, TN

My Commission expires July 18, 2011

K. I. Losh
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 414,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of September, 2007

K. J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES SUMMER COUNTY, TN

My Commission Expires: July 18, 2011

K. J. Losh
Notary Public