Davidson County DEEDWARR
Recvd: 10/15/07 12:36 2 pgs
Fees:13.00 Taxes:3696.30
20071015-0122032

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$999,000.00.**

Affiant

Subscribed and sworn to before me, this the 11th day of October, 2007.

Notary Public

My commission expires: 1-26-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kumar H. Sitaraman	**First Tennessee Home Loans, a division of First Tennessee Bank N.A.**	**116-13 061.00**
6001 Cargile Road	**2525 West End Avenue, Suite 400**	
Nashville, TN 37205	**Nashville, TN 37203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Charles Cummings and wife, Nadine Cummings

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

Kumar H. Sitaraman and wife, Kim M. Sitaraman

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. 23 on the Plan of Harding Park, of record in Book 2331, Page 120, Register's Office for said County.

Said Lot No. 23, which is a corner lot, fronts 115.8 feet on the easterly margin of Cargile Road and fronts 128.7 feet on the southerly margin of Laird Road, said frontages being joined by a curve having a length of 38.5 feet and extends back 190.7 feet on the southerly line and 200.0 feet on the easterly line to a point of intersection.

Being all of the same property conveyed to Charles Cummings and wife, Nadine Cummings by deed from Deborah A. Reddinger of record in Instrument No. 20050427-0047117, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **6001 Cargile Road, 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 GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 11th day of October, 2007.

Charles Cummings

Nadine Cummings

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Charles Cummings and wife, Nadine Cummings**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **11th** day of **October, 2007.**

Notary Public

My Commission Expires: 1-26-08

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds