THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27142-10-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $298,000.00. Affiant Subscribed and sworn to before me this 21st day of November, 2007. Notary Public My Commission Expires: **My Commission Expires NOV. 7, 2011**

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/05/07 15:02 2 pgs
Fees:13.00 Taxes:1102.60

20071205-0141014

WARRANTY DEED

Address New Owner: Karuna Jayathilake Ajanta Roy 516 32nd Avenue South Nashville, TN 37212	**Send Tax Bills To:** Suntrust Mortgage, Inc. 201 Fourth Ave. N/7th FL Nashville, TN 37219	**Tax Information:** Map and Parcel No.: 104.06-0-311.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Menah Pratt, a/k/a Menah Pratt Clarke and husband, Obadiah Jerome Clarke**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karuna Jayathilake and wife, Ajanta Roy** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 516 32nd Avenue South, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21 day of November, 2007.

Menah Pratt

Obadiah Jerome Clarke

STATE OF Illinois, COUNTY OF Champaign

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Menah Pratt and Obadiah Jerome Clarke**, 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 21 day of November, 2007.

Notary Public

My Commission Expires: Jan. 12, 2011

"OFFICIAL SEAL"
ANDRE SUKHRAM
Notary Public, State of Illinois
Champaign County
My Commission Expires Jan. 12, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11A on the Plan of Zone Lot Division of Lot 11, Re-Sub of Block 3 Fairfax Place Subdivision, as of record in Plat Book 6250, page 746 and amending Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Menah Pratt by Warranty Deed dated March 28, 2003 from Gary L. Colgrove and wife, Christine R. Colgrove and Carmel Eden Colgrove, now known as Carmel Eden Colgrove LaKhani and husband, Vipol T. Lakhani of record in Instrument No. 20030402-0043741, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Plat Book 6250, page 746, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 6250, page 746, amending Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee.
4. Terms and conditions of that certain Lease Agreement for brick patio by and between John C. Jarrard and Beth R. Jarrard, as Lessor, and Sam Pearsall and Linda Pearsall as Lessee, a memorandum of which appears of record in Book 7325, page 758, Register's Office for Davidson County, Tennessee.