This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 04/22/08 13:22 3 pgs
Fees:18.00 Taxes:255.30
20080422-0041094

ADDRESS NEW OWNER:

Radhakanta Mishra and wife, Gita Mishra
4532 So. Carothers Road
Franklin, TN 37064

SEND TAX BILL:

New Owner

MAP AND PARCEL:
07103013800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Danny L. Talley** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Radhakanta Mishra and wife, Gita Mishra** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being the West 70 feet of Lot 133 on the Plan of J.B. Haynie's Oriental Plan of record in Plat Book 161, Page 26 and 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said part of said lot fronts 70 feet on the north side of Queen Street and runs back between parallel lines, 140 feet to an alley.
>
> Being the same property conveyed to Danny L. Talley by deed from Dennis F. Talley and Nipsy Talley of record in Book 6290, Page 716, in the Register's Office for Davidson County, Tennessee, dated May 11, 1984.
>
> Sylvia Talley joins in the execution of this instrument to convey her interest in the property as spouse of Danny Talley.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 215 Queen Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21st day of April, 2008.

Danny L. Talley

Danny L. Talley

Sylvia Talley

Sylvia Talley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Danny L. Talley and wife, Sylvia Talley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 21 day of April, 2008.

Theresa Martin Smith

Notary Public

THERESA MARTIN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/24/2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $69,000.00.

Danny L. Talley 4-21-08

AFFIANT

Subscribed and sworn to before me
this 21 day of April, 2008.

Theresa Martin Smith

NOTARY PUBLIC

My Commission Expires: 7/24/2010

THERESA MARTIN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 11/22/08

Notary's Seal

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008