BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Ajay Gupta	MIG	Map 103-080
4312A Westlawn Drive	8320 E Walker Springs	Parcel 84
Nashville, TN 37209	Knoxville, TN 37923	

This instrument prepared by: Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 231, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Westlawn Partners, LLC** (The "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Ajay Gupta** (The "Grantee"), his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described as follows:

LAND in Davidson County, Tennessee, Being Unit A on the Plan of WESTLAWN CONDOMINIUMS, a Horizontal Property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record as Instrument No. 20080222-0017458, as amended in Instrument Number 20080814-0083774, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Element appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Westlawn Condominiums recorded as Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Westlawn Partners, LLC, by Warranty Deed from The 4 J L.P., a Tennessee Limited Partnership, dated August 15, 2007, of record in Instrument No. 20070821-0099879, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. County taxes for the year 2008 and subsequent years, not yet due and payable.
2. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTLAWN CONDOMINIUMS, of record in Instrument No. 2008-0222-0017458; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of C. H. TRITSCHLER SUBDIVISION, as recorded in Plat Book 843, page 51.

Davidson County DEEDWARR
Recvd: 08/29/08 13:40 2 pgs
Fees:13.00 Taxes:1909.20

20080829-0089021

This is improved property commonly known as 4312A Westlawn Drive, Nashville, Tennessee 37209.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $516,000.00.

Richard Courtney
Affiant

Subscribed and sworn to before me this 23rd day of AUGUST, 2008.

Joseph V. Ferrelli
Notary Public

JOSEPH V. FERRELLI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/3/12

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the 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 set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23rd day of AUGUST 2008.

WESTLAWN PARTNERS, LLC

By: _____

Its: MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared ADAM EPSTEIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HIMself to be the MEMBER of Westlawn Partners, LLC, a Tennessee limited liability company, and that HE as such MEMBER, with proper authorization, executed the foregoing instrument for the purposes therein contained, by signing the name of the company in such capacity as MEMBER.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of AUGUST, 2008.

Joseph V. Ferrelli
Notary Public

JOSEPH V. FERRELLI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/3/12