Davidson County DEEDWARR
Recvd: 10/02/08 14:05 2 pgs
Fees:13.00 Taxes:388.50
20081002-0100291

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 08090693

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is geater, for this transfer is: $105,000.00.

Affiant

Subscribed and sworn to before me, this30th day of September, 2008.

JAMES ALEXANDER JR. STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Notary Public
My Commission Expires: My Commission Expires April 17, 2010

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Abhinav Sharan and Rita Sharan 253 35th Avenue North Nashville TN 37209	New Owner	Tax Parcel ID No. 092-13-385.00

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, **Carroll D. Davis and Mary Lou Davis, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Abhinav Sharan.unmarried and Rita Sharan, married** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 168 ON THE HORTENSE PLAN OF NASHVILLE, OF RECORD IN BOOK 161, PAGE 167, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT 168 FRONTS 50 FEET ON THE WESTERLY SIDE OF WOODFIN STREET AND RUNS BACK BETWEEN PARALLEL LINES 140- FEET TO A 20-FOOT ALLEY AND BEING A PART OF THE SAME PROPERTY CONVEYED BY B.F. SHIELDS TO JULIA MOORE, BY DEED OF RECORD IN BOOK 314, PAGE 615 OF SAID REGISTER'S OFFICE. BEING THE SAME PROPERTY CONVEYED TO CARROLL D. DAVIS AND MARY LOU DAVIS, LIVING TRUST BY CASH DEED FOR TENNESSEE FROM ALPHONSO JACKSON, ACTING SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., RECORDED ON THE 10TH DAY OF MAY, 2004 IN INSTRUMENT NO. 20040510-0053103, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 253 35th Avenue North Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 30th day of September, 2008.

Carroll D. Davis
Carroll D. Davis

Mary Lou Davis
Mary Lou Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carroll D. Davis and Mary Lou Davis, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2008.

Notary Public

My Commission Expires: My Commission Expires April 17, 2010

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY