BILL GARRETT, Davidson County
Trans:T20090068547 DEEDWARR
Recvd: 10/07/09 12:37 2 pgs
Fees:13.00 Taxes:962.00

20091007-0093411

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of October, 2009.

Notary Public
My commission expires: 5/22/2010

05-0909-64762

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Sriskantharajah Sritharan | Magna Bank | 155-12-0-A 007.00CO |
| 7225 Magnolia Hills Drive | 6525 Quail Hollow Road | |
| Nashville TN 37221 | Memphis, TN 38120 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Varathakumar Mahalingam and Bamini Karthigesu, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sriskantharajah Sritharan, hereinafter called the Grantees, their successors 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. 7, on the Plan of Magnolia Hills, of record in Book 7900, Page 782, as amended in Book 7900, Page 809, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Varathakumar Mahalingam and Bamini Karthigesu, husband and wife by deed from TR & D Homes Inc., a Tennessee Corporation, dated August 25, 2003, recorded September 17, 2003, of record in Instrument No. 20030917-0137434, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7225 Magnolia Hills Drive, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 hand this 2nd day of October, 2009.

Varathakumar Mahalingam by Sivapragasam Sathananthan, Attorney In Fact

Varathakumar Mahalingam by Sivapragasam Sathananthan, Attorney In Fact

Bamini Karthigesu by Sivapragasam Sathananthan, Attorney in Fact

Bamini Karthigesu by Sivapragasam Sathananthan, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sivapragasam Sathananthan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained; and who further acknowledged that he is the attorney in fact for Varathakumar Mahalingam and Bamini Karthigesu and that he is authorized by Varathakumar Mahalingam and Bamini Karthigesu to execute this instrument on their behalf.

Witness my hand and seal at Nashville, Tennessee, this 2nd day of October, 2009.

Angela A. Ramsey

Notary Public at Large

My commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010