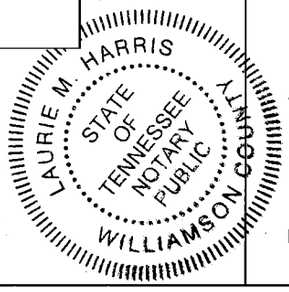
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/15/10 08:07 3 pgs
Fees:18.00 Taxes:813.63
20100615-0046233



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 219,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2010

Notary Public:

MY COMMISSION EXPIRES: 12-10-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kim Blair	First Federal Bank	Parcel ID:
6516 Westfall Drive	601 Highway 46S	126160A09600
Nashville, TN 37221	Dickson, TN 37055	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Sasikanth Tipirneni, unmarried man

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Kim Blair , unmarried
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 96, on the Final Plat of Riverwalk, Phase 1A, Section 1, and Phase 1B, Section 1, a Planned Unit Development, of record in Instrument 20011026-0117231, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Sasikanth Tipirneni, a single man, by Quitclaim Deed from Shalini Gupta AKA Shalin Gaupta, of record in Instrument 20090427-0037960, said Register's Office. See also deeds of record in Instrument 20041117-0137873 and Instrument 20021230-0161887, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20011105-0121083, amended in Instrument 20020424-0050565; Instrument 20040430-0049313; Instrument 20040506-0051985; Instrument 20050308-0025001; Instrument 20060320-0031638; Instrument 20061103-0136691; and Instrument 20061214-0154502, said Register's Office.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20011026-0117231, said Register's Office; (3) Easements to TVA of record in Book 4205, Page 194; Book 4226, Page 715; Book 4230, Page 987; and Book 4257, Page 647, said Register's Office; (4) Easement to Harpeth Valley Utility District of record in Book 7526, Page 315; Book 7526, Page 318; Book 7526, Page 324; and Instrument 20021125-0145984, said Register's Office; (5) Landscape Easement of record in Instrument 20010919-0101280 and Instrument 20061103-0136691, said Register's Office; (6) Road and Utility Access Easement of record in Instrument 20010706-0072536, said Register's Office; (7) Storm Water Detention Agreement of record in Instrument 20021119-0143687; Instrument 20010919-0101279; Instrument 20040826-0103240, and Instrument 20040318-0030734, said Register's Office; (8) Easement and Rights to Nashville, Chattanooga, & St. Louis Railway of record in Book 513, Page 396, said Register's Office; (9) Easement to Tennessee Electric Power Co. of record in Book 751, Page 375 and Book 787, Page 7, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6516 Westfall 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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 14th day of May, 2010.

T Sasikanth

Sasikanth Tipirneni

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sasikanth Tipirneni, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of May, 2010.

My Commission Expires: 1/7/12

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, DAWN D. CHASE 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 according to law.

Signature

State of IN

County of Williamson

Personally appeared before me, Alice J. Stewart, a notary public for this county and state, (DAWN D. CHASE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Alice J. Stewart

Notary's Signature

MY COMMISSION EXPIRES: 6/5/12

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).