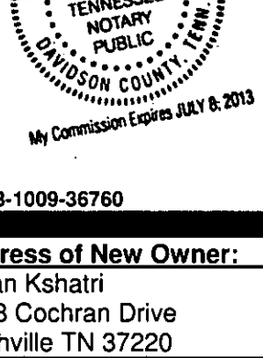
Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215



STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $330,000.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 25TH day of OCTOBER, 2010.

T. Morris
Notary Public
My commission expires: JULY 8, 2013

03-1009-36760

Address of New Owner:	Send Tax Bills to:	Tax Information
Rajan Kshatri	F&M Bank	161-01-0-B 019.00C
5308 Cochran Drive	50 Franklin Street	
Nashville TN 37220	Clarksville, TN 37040	

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, Jason E. Pennington and wife, Pamela C. Pennington, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rajan Kshatri and Anita Pankhani, husband and wife, 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. 97, on the Plan of Phase One, Aberdeen Woods, of record in Book 9700, Page 589, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jason E. Pennington and wife, Pamela C. Pennington by deed from Drees Premier Homes, Inc. formerly known as Drees Preferred Collection, Inc., an Ohio corporation, dated July 30, 2001, recorded August 2, 2001, in Instrument No. 20010802-0082379, 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 5308 Cochran Drive, Nashville, TN 37220

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.

BILL GARRETT, Davidson County
Trans:T20100068179 DEEDWARR
Recvd: 10/27/10 14:30 2 pgs
Fees:13.00 Taxes:1221.00
20101027-0086049

WITNESS my hand this 22nd day of October, 2010.

Jason E. Pennington

Pamela C. Pennington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason E. Pennington and Pamela C. Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 22 day of October, 2010.

Notary Public
State of Tennessee at Large

My Commission expires

1/19/14

