BOOK 9558 PG 755 Sex 58

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES: January 28, 1997
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Deepak Wadhwani (NAME) | NEW OWNER (NAME) | MAP 147-3-B |
| 370 Wallace Road, #D-21 (ADDRESS) | (ADDRESS) | PARCEL 69 CO |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Addie L. Wells and husband, E. Robert Wells

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deepak Wadhwani, a single person

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:

Unit No. D-21, of Southern Hills Condominum created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of in Book 6594, page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is herby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Addie L. Wells and husband, E. Robert Wells by deed from Freeman Webb Developers, Inc., a Tennessee corporation, of record in Book 6732, page 337, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1994 taxes prorated and assumed by the Grantee the day of closing; all matters of record in the Master Deed and By-law of Southern Hills Condominiums of record in Book 6594, page 502, and amended in Book 7044, page 209, said Register's Office; party wall for use in common with owner(s) of attached and appurtenant improvements; and subject to the rights and claims of parties in possession.

unimproved ( )
This is improved ( X ) property, known as 370 Wallace Road, #D-21, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 29th day of December, 19 94

Addie L. Wells

Addie L. Wells

E. Robert Wells

E. Robert Wells

DEBRA L. ETCHEGARAY
NOTARY PUBLIC
STATE OF NEVADA
WASHOE COUNTY
My Appnt. Expires Sept. 27, 1998

STATE OF ~~TENNESSEE~~ NEVADA
COUNTY OF ~~DAVIDSON~~ WASHOE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Addie L. Wells and husband, E. Robert Wells

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~ Reno Nevada, ~~Tennessee~~, this 29th day of December 19 94.

Commission expires 9-27-98

Debra L Etchegaray
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

IDENTIF. & REFERENCE

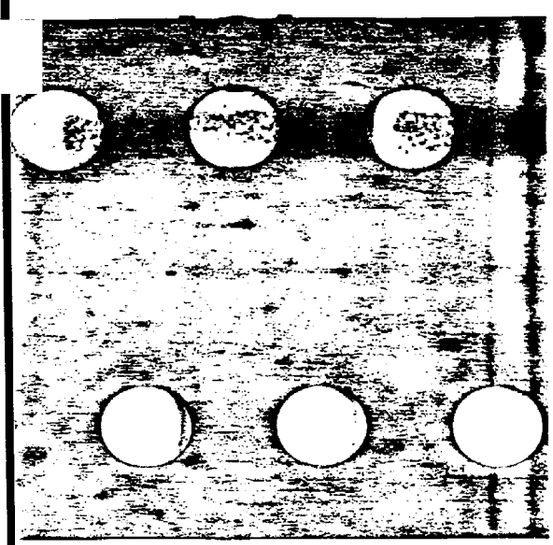
21273

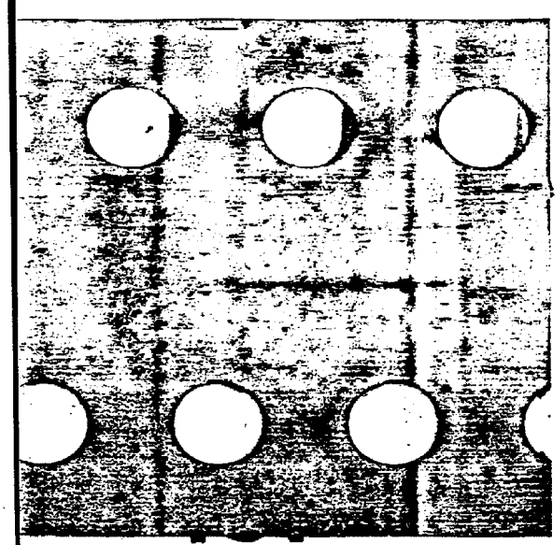
94 DEC 29 PM 3:33

DAVIDSON COUNTY, TN.

7525 12/29 0101 03CHECK

142.20





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9558 PG 757

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 36000.00
CON TX 133.20
PRFEE 1.00
WDEED 8.00
TOTAL 142.20
CHECK 142.20

12/29/94 01 15:33 0001 7525

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

21273
IDENTIF. # REFERENCE

94 DEC 29 PM 3:33

REGISTER
DAVIDSON COUNTY, TN.

**No.** 867421