WARRANTY DEED

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Monica Oakes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 1999.

Notary Public

MY COMMISSION EXPIRES: ~~May 31, 2002~~ 9/23/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Capstone Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monica Oakes	Lincoln County Bank	142-6-A149
(NAME)	(NAME)	
810 Bellevue Road	2280 Thornton Taylor Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Fayetteville, TN 37334	
(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, Karunanidhi Munirathinam and wife Vijayakumari Karunanidhi, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Monica Oakes, 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:

Land in Davidson County, Tennessee, being Building No. 13, Unit 149 and Garage No. 2 on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Plat Book 4675, Page 128 through 130, Register's Office for Davidson County, Tennessee together with all rixture, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, Pages 257 through 312, as amended in Book 4984, Page 174; Book 5045, Page 800; Book 4086, Page 80, and Book 5249, Page 5, and the Charter of Creekside Meadows Association, Inc. of record in Book 4836, Page 610, said Register's Office.

Being the same property conveyed to Karunanidhi Munirathinam and wife, Vijayakumari Karunanidhi by deed of record in Book 8762, Page 62, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **810 Bellevue Road, Nashville, TN 37221**
(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.

06119363
IDENTIF. & REFERENCE
99 AUG -2 PM 5:17
FILED FOR RECORD AND REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.
07% 09/02 0101 030CHECK 281.10

Witness my/our hand(s) this 28th day of July, 1999.

BOOK 11601 PAGE 45

M. Karunanidhi

Karunanidhi Munirathinam

Vijayakumari Karunanidhi

Vijayakumari Karunanidhi

STATE OF Tennessee
COUNTY OF Davidson

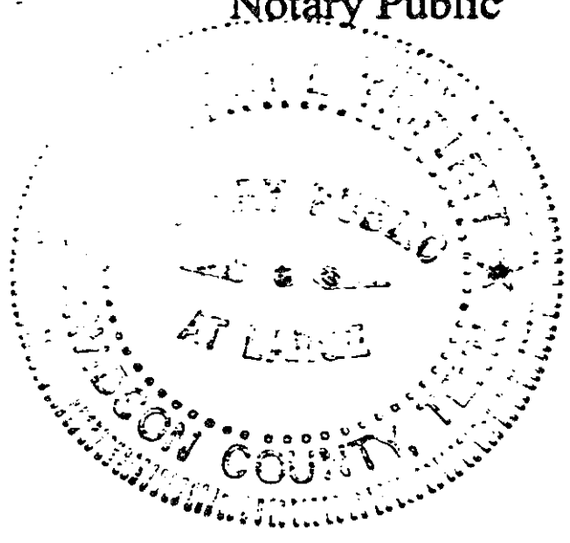
Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Karunanidhi Munirathinam and wife, Vijayakumari Karunanidhi the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 1999.

Elizabeth E Scott

Commission expires: 5/26/2002

Notary Public



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11601 PAGE 46

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

06119363

IDENTIF. A REFERENCE

99 AUG -2 PM 5:17

REGISTER
DAVIDSON COUNTY, TN.

CAMT	73000.00
CON TX	270.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	281.10
CHECK	281.10

08/02/99 01 17:23 0001 0794

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499019