File Box 8

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 09/14/00 11:18 2pgs
Fees:11.00 Taxes:571.65
20000914-0091449

ADDRESS NEW OWNER:
Devender D. Reddy
108 Windsor Terrace Dr.
Nashville, Tennessee 37221

MORTGAGEE:

SEND TAX BILL TO:
Same

MAP **143-1**
GROUP **A**
PARCEL **108**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Janet Hix Catalano, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Devender D. Reddy, Vidya Devi Dubbaka Reddy and Aparna D. Reddy as tenants in common**, 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 Unit 108 of Windsor Terrace Condominiums as described in the Master Deed of record in Book 7150, page 921, Register's Office for said County, and as shown on the Plan of record in Book 6250, page 869, said Register's Office, together with all rights , interests and appurtenances thereto.
>
> Being the same property conveyed to Janet C. Hix (now Janet Hix Catalano) by deed from Steven G. Hall, Trustee, of record in Book 7202, page 866, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2000 and subsequent years.

This is improved property known as 108 Windsor Terrace Dr., Nashville, Tennessee 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, GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

MICHAEL CATALANO, husband of Janet Hix Catalano, joins in this conveyance for the purpose of transferring all his right, title and interest in subject property, marital or otherwise.

WITNESS our hands this the 8th day of September, 2000.

Janet Hix Catalano

Janet Hix Catalano

Michael Catalano

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Janet Hix Catalano and Michael Catalano**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 8th day of September, 2000.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $154,500.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of September, 2000.

NOTARY PUBLIC

My Commission Expires: