THIS INSTRUMENT PREPARED BY: **Marcy S. Hardee** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Davidson County DEEDWARR Recvd: 05/29/02 13:30 2pgs Fees:13.00 Taxes:203.50 20020529-0065068	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $55,000.00. Koovakada George **Affiant** Subscribed and sworn to before me, this 28 day of May, 2002. Notary Public My Commission Expires: 9/24/05

Address New Owner As Follows:
Koovakada George
1261 Redwine Road
Fayetteville, GA 30215

Send Tax Bills To:
Same

Map-Parcel Number:
119-10-0-A-104.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY P. WILD**, an unmarried person, hereinafter called the Grantor, has bargained and sold, and by these present does transfer and convey unto **KOOVAKADA GEORGE**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a part of the Plan of Prescott Place Condominiums, as of record in Plat Book 6200, page 257, as amended in Book 6250, page 537, Register's Office for Davidson County, Tennessee, the part hereby described as follows:

Being Unit 104 on said plan and described by the Master Deed Establishing Horizontal Property Regime with Respect to Prescott Place Condominiums, as of record in Book 6615, page 743, as amended in Book 6639, page 416, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary P. Wild, unmarried, by deed from Cumberland Development Group, Inc., of record in Book 6744, page 190, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6200, page 257, as amended in Book 6250, page 537, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed for Prescott Place Condominiums, of record in Book 6615, page 743, as amended in Book 6639, page 416, and further amended in Book 6779, page 691, Register's Office for said County.

4. Sanitary Sewer Easements of record in Book 4366, page 123, and in Book 4060, page 93, Register's Office for said County.

This is improved property known as 104 Prescott Place, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 24 day of May, 2002.

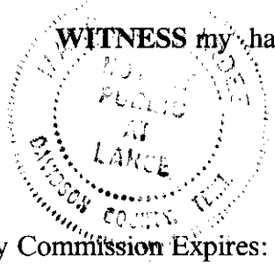
Mary P. Wild

Mary P. Wild

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY P. WILD**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24 day of May, 2002.



Notary Public

My Commission Expires: 1-24-05

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