Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

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

ADDRESS NEW OWNER:
Jeffrey Thomas Hime
370 Wallace Road, Unit #D-21
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP **147-3**
GROUP **B**
PARCEL **69**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Deepak Wadhwani, a single person** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Jeffrey Thomas Hime, unmarried**, hereinafter called the "GRANTEE", his 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 Unit D-21 on the plan of Southern Hills Condominium, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record 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 hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete and detailed description of said Unit.
>
> Being the same property conveyed to Deepak Wadhwani, a single person by deed from Addie L. Wells and husband, E. Robert Wells of record in Book 9558, page 755, 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 2002 and subsequent years.

This is improved property known as 370 Wallace Road, Unit #D-21, 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, GRANTOR does covenants with the said "GRANTEE" that he 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his 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.

Davidson County DEEDWARR
Recvd: 08/06/02 10:32 2pgs
Fees:13.00 Taxes:136.90
20020806-0094326

WITNESS my hand this the 31st day of July, 2002.

Deepak Wadhwani by Frances Whitley, as attorney-in-fact

Deepak Wadhwani, by Frances Whitley, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Deepak Wadhwani by Frances Whitley, as attorney in fact**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of July, 2002.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $37,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of July, 2002.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004