THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN. 38464
FILE # M870J

FROM: BRENT FRISBIE, A SINGLE PERSON

TO: NISHANT SEKARAN, A SINGLE PERSON

Davidson County DEEDWARR
Recvd: 08/07/03 10:38 2pgs
Fees:13.00 Taxes:591.63
20030807-0112507

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND NO/100---($159,900.00)---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, BRENT FRISBIE, have bargained and sold, and by these presents, do transfer and convey unto the said NISHANT SEKARAN, his heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, To-Wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 105, together with Parking Space No. 12, of the Hedrick Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hedrick Place Condominiums, as recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 200002030011406, including without limitation by By-laws appended thereto, as Exhibit "C", said Register' Office, together with the undivided Percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed Reference is hereby made to the plan of Hedrick Place Condominiums, as shown on Exhibit Map to the Master Deed as recorded in said Register's Office, as Instrument No. 200002030011406, for a more complete identification and description of such Unit and Parking Space.

This being the same property conveyed to Brent K. Frisbie by Warranty Deed dated April 5, 2001 from Craighead Development, LLC, A Tennessee Limited Liability Company, of record in Instrument 20010406-0034234, Register's Office of Davidson County, Tennessee.

PREPARED BY INFORMATION SUPPLIED BY PARTIES, NO TITLES SEARCH WAS REQUESTED.

MAP 104-2S PARCEL 005.00

PROPERTY ADDRESS: 116 31st Avenue North, #105, Nashville, TN 37203

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said NISHANT SEKARAN, his heirs and assigns forever. And I do covenant with the said NISHANT SEKARAN, 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.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend title to said land to NISHANT SEKARAN, his heirs and assigns against lawful claims of all persons whomsoever.

WITNESS MY HAND THIS 23 DAY OF June, 2003.

Brent Frisbie, MD 06/23/03
BRENT FRISBIE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 2003, before me personally appeared BRENT FRISBIE to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that he executed the foregoing instrument and acknowledged that he executed the same as his free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Nashville, in the State of Tennessee.

SEAL

WILLIAM T. CHAPMAN IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

NOTARY PUBLIC
My Commission Expires:

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $159,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 23rd day of June, 2003.

SEAL

WILLIAM T. CHAPMAN IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

NOTARY PUBLIC
My Commission Expires:

SEND TAX BILLS TO:	MAIL RECORDED DOCUMENT TO:
Suntrust Mortgage	First Title & Escrow
201 Fourth Avenue North, 7th floor	File Box 9B
Nashville, TN 37219	#20977-06-2003