Realty
484

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

SUSAN FINCH
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TENN. EXP. 03-22-2005

Subscribed and sworn to before me, this 27th day of May, 2004.

Notary Public
My commission expires:

07-0404-81217

Address of New Owner:	Send Tax Bills to:	Tax Information
Keshini Chunilal Parbhu	Bank of America	104-02-0-S-
116 31st Ave. N	900 W. Trade Street	19.00CO
Nashville TN 37203	Charlotte, NC 28255	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alan S. Rosenthal, Unmarried**, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to **Keshini Chunilal Parbhu** , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of Land in Davidson County, Tennessee, described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee being Unit No. 303, together with Parking Space No. 4, 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 for Davidson County, Tennessee as Instrument number 200002030011406, including without limitation the By-Laws appended thereto, as Exhibit "C" said Register's 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 number 200002030011406, for a more complete identification and description of such Unit and Parking Space.

Being the same property conveyed to Alan S Rosenthal, a married man, by deed from Craighead Development, LLC a Tennessee Limited Liability company dated June 23, 2000 of record as instrument number 200006260062983, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Alan S. Rosenthal is a resident of California and this property is not the principal place of residence of Alan S. Rosenthal or his spouse.

This property is improved property known as 116 31st Ave. N, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 06/04/04 15:21 2pgs
Fees:13.00 Taxes:666.00
20040604-0066390

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.

WITNESS my hand this 27th day of May, 2004.

Alan S. Rosenthal

BY: Aron Rosenthal, AIF

Alan S. Rosenthal
BY:Aron Rosenthal, his Attorney-In-Fact

STATE OF TENNESSEE COUNTY OF WILIAMSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, **Aron Rosenthal** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is the attorney-in-fact for **Alan S. Rosnethal** and is authorized by him to execute this instrument on his behalf.

Witness my hand, at office, this 27th day of May, 2004.

Catherine K Cass

Notary Public
My Commission Expires: 5/30/04

NOTARY PUBLIC AT LARGE