Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/28/04 13:33 2pgs
Fees:13.00 Taxes:640.10

20040628-0076449

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$173,000.00.** Dileep K. Mulamalla

Affiant

Subscribed and sworn to before me, this the 24th day of June, 2004.

Notary Public

My commission expires: 5/30/07

(AFFIX SEAL)

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Comm. Expires 05/30/07

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dileep K. Mulamalla **Dipti Khona**	**GN Mortgage**	**Map 104-02-0-5/Par 015co**
3014 Hedrick St, #301	**P. O. Box 5013**	
Nashville, TN 37203	**Troy, MI 48007**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

M. Grant Seshul and Clare Beard Seshul, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dileep K. Mulamalla and Dipti Khona, husband and wife

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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 208, together with Parking Space No. 20 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, of record under Instrument No. 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 Exhibit Map to the Master Deed of record under Instrument No. 200002030011406, said Register's Office, for a more complete identification and description of such Unit and Parking Space.

This instrument is being executed in behalf of Clare Beard Seshul, pursuant to a Power of Attorney executed by same on the 23rd day of June, 2004, of record in Instrument No. 20040628-0096448 Register's Office for &v28& County, Tennessee.

Being the same property conveyed to M. Grant Seshul, unmarried, by Deed from Craighead Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20000301-0020242, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hedrick Place Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is Improved (_X__) Unimproved (____) property, known as: **116 31st Avenue N., #208, 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 and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand(s) this **24th** day of **June, 2004.**

M. Grant Seshul

Clare Beard Seshul, M Grant Seshul, Atty in Fact

Clare Beard Seshul, by M. Grant Seshul, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **M. Grant Seshul and Clare Beard Seshul, husband and wife, ,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **June, 2004.**

Notary Public

My Commission Expires: 5/30/07

STEPHEN W. ARTHUR
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Comm. Expires 05/30/07

COUNTY OF Davidson)
STATE OF TENNESSEE)

On the 24**th** day of **June, 2004,** before me personally appeared M. Grant Seshul, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Clare Beard Seshul** as her attorney in fact and acknowledge that **M. Grant Seshul** executed the same as the free act and deed of the said **Clare Beard Seshul.**

Notary Public

My Commission Expires: 5/30/07

STEPHEN W. ARTHUR
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Comm. Expires 05/30/07