

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$486,000.00**

Deborah L Cable
Affiant

Subscribed and sworn to before me, this the 15th day of September, 2004.

Linda J. Norvell
Notary Public

My commission expires: 10-3-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lalikant K. Modi	**New Owner**	Part of **Map 117-03, Parcel 123**
2812 White Oak Drive, 16-A		
Nashville, TN 37215		

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 ACKNOWLEDGE, WE,

White Oak Place Joint Venture

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

Lalikant K. Modi, unmarried

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:

Land in Davidson County, TN, being Lot No. 16-A, on the Plan of Sharondale Heights Townhomes exhibit map to create a Horizontal Property Regime Lot 16, Sharondale Heights of record in Instrument #20040730-0091789, Exhibit "C" to Declaration of covenants, conditions and restrictions, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to White Oak Place Joint Venture by deed from Eugene T. Collins, an unmarried man, of record in Instrument #20040324-0033528, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **2812 White Oak Drive, 16-A, Nashville, TN 37215**

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 covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 15th day of September, 2004.

White Oak Place Joint Venture

P.A. Collins, Partner

L. Williams, Partner

Davidson County DEEDWARR
Recvd: 09/20/04 11:33 2pgs
Fees:13.00 Taxes:1794.50

20040920-0112768

CORPORATION
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **P.A. Collins, Partner** and **L. Williams, Partner** of **White Oak Place Joint Venture**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be the **Partners** of **White Oak Place Joint Venture,** the within bargainors, and corporation, and that they as such **Partners** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said **P.A. Collins** as **Partner and L. Williams, Partner.**

Witness my hand and official seal, at office at Brentwood, Tennessee on this **15th** day of **September, 2004.**

Robin S Edwards
Notary Public

My Commission Expires: 3/28/07

ROBIN S. EDWARDS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 28, 2007