**RECORD AND RETURN TO;**
**SATURN & MAZER TITLE SERVICES, INC**
**212 THIRD AVE. NORTH**
**NASHVILLE, TN 37201**
**SP43406**

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/18/04 13:19 2pgs
Fees:13.00 Taxes:521.70

20041018-0124909

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2004

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201**

My Commission Expires JULY 29, 2006

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sarawathi Viswanathan | Bank of America, N.A. | 104-14-D-22 |
| 2733 Linmar Avenue | 900 W. Trade Street | |
| Nashville, TN, 37215 | Charlotte, NC 28255-0001 | |
| | | |

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, I/WE,

**Leslie H. Hamblen n/k/a Leslie Hope Spence and husband Patrick Anthony Spence**

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

**Sarawathi Viswanathan and Ramesh Ramalingam**

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, Tennessee, being Unit 22 on the Plan of Linmar Place III Condominium as of record in Book 7887, Page 558, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description, and as shown on exhibit on Master Deed of record in Book 7887, Page 558, said Register's Office.**

**Being the same property conveyed to Leslie H. Hamblen, unmarried, now known as Leslie H. Spence by Warranty Deed from M & M Partners, Inc. of record in Book 10095, Page 315, Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved ( X) property known as 2733 Linmar Avenue, 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 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 covenant 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 13th day of October, 2004

Leslie Spence

Patrick Anthony Spence by Leslie H Spence attor. in Fact
Patrick Anthony Spence
By: Leslie Hope Spence, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Leslie Spence, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of October, 2004

Notary Public

My Commission Expires: 7/24/2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 13th day of October, 2004, personally appeared Leslie Hope Spence to me known to be the person who executed the foregoing instrument on behalf of Patrick Anthony Spence as Attorney in Fact, and acknowledged that Leslie Hope Spence executed the same as the free act and deed of the said Patrick Anthony Spence.

Witness my hand and official seal this 13th day of October, 2004.

Notary Public

My Commission Expires: 7/24/2006

My Commission Expires MAR. 25, 2006