File #200510022

Davidson County DEEDWARR
Recvd: 02/08/05 10:51 2 pgs
Fees:13.00 Taxes:736.30

20050208-0014634

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 199,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/10/08

(AFFIX SEAL)

CAROL R. RUMER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deidre Ann Morgan	SunTrust Mortgage	Map: 155-08-O-E-1.00CO
(NAME) 1008 Tulip Way	201 4th Avenue (NAME)	Parcel:
(ADDRESS) Nashville TN 37221	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **SRINIVAS N. VELAMURI AND WIFE, NEELIMA VELAMURI,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **DEIDRE ANN MORGAN, 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, Tennessee, being all of Lot No. 1, on the Final Plat, Resubdivision Bellevue Highlands, Phase 1, as shown by plat appearing of record in Instrument No. 20010202-0010398, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Srinivas N. Velamuri and wife, Neelima Velamuri by Warranty Deed dated January 23, 2004 of record in Instrument No. 20040129-0011183, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 11592, Page 670, additional restrictions of record in Book 6474, Page 350, Book 6486, Page 589 and in Book 11314, Page 436; Storm Water Detention Agreement of record in Book 11509, Page 615; Quitclaim Deed to Homeowners' Association for open space of record in Instrument No. 20020506-0054929; all matters shown on plat of record in Instrument No. 20010202-0010398; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1008 Tulip Way, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 4th day of February, 2005.

Srinivas N. Velamuri

Neelima Velamuri by VNV, as attorney in fact

Neelima Velamuri by Srinivas N. Velamuri
as Attorney in Fact

STATE OF Tennessee

COUNTY OF Williamson

On this 4th day of February, 2005, before me personally appeared Srinivas N. Velamuri, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Neelima Velamuri and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument Number 20050208 · 0014633, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 4th day of February, 2005.

Notary Public

My Commission Expires: 11/10/08

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

(SEAL)

Mail After Recording To:

Southern Title Services
Three Maryland Farms, Suite 150
Brentwood, TN 37027