Davidson County DEEDWARR
Recvd: 03/16/05 13:17 2 pgs
Fees:13.00 Taxes:593.75

20050316-0028965

FILE NO: 2005023

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Kay B. Housch	(NAME) Same as new owner	Map & Parcel 104-02-0-S-015.00
(STREET ADDRESS) 12165 Old Hickory Blvd	(STREET ADDRESS)	
(CITY) Hermitage (STATE) Tennessee (ZIP) 37076	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **DILEEP K. MULAMALLA and DIPTI KHONA, husband and wife,** have this day bargained and sold, and do hereby transfer and convey unto the said **KAY B. HOUSCH and husband, PAUL T. HOUSCH,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 208, together with Parking Space 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, Register's Office, Davidson County, Tennessee, including without limitation the Bylaws appended thereto as Exhibit "C", 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 of record under Instrument No. 200002030011406, said Register's Office, for a more complete identification and description of such Unit and Parking Space.

Being the same property conveyed to Dileep K. Mulamalla and Dipti Khona, husband and wife, by deed of record in Instrument #20040628-0076449, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $167,500.00.

Subscribed and sworn to before me this the 16th day of March, 2005.

Affiant

My commission expires: 10/21/2006

Marjorie Haines, Notary Public

This is improved property known as 116 31st Avenue North, #208, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Grantees, by acceptance of this deed, hereby join in and accept, and agree to be bound by the instruments creating Hedrick Place Condominiums and Hedrick Place Condominium Owners' Association, Inc. in connection with the above-described property. Grantees specifically consent to the terms and conditions of Paragraph 6 of the Master Deed providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and a power of sale to enforce the assessment lien.

Whenever 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 hand this 16th day of March, 2005.

Dileep. Mulamalla
Dileep K. Mulamalla BY DIPTI. KHONA. ATTORNY INFACT.

Dipti Khona

STATE OF TENNESSEE
COUNTY OF [redacted] DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 16th day of March, 2005.

Marjorie Haines, Notary Public
My Commission Expires: 10/21/2006

STATE OF TENNESSEE
COUNTY OF [redacted] DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said County and State, **DIPTI KHONA**, Attorney-in-Fact for **DILEEP K. MULAMALLA**, the within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of March, 2005.

Marjorie Haines, Notary Public
My Commission Expires: 10/21/2006

ENCUMBRANCES:

1. 2005 and subsequent years real property taxes are a lien, but not yet due and payable.
2. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the Bylaws for the administration thereof; to the 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 covenants, restrictions, options, burdens assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hedrick Place Condominiums, of record in Instrument #200002030011406, Register's Office, Davidson County, Tennessee.
3. Subject to Charter of Hedrick Place Condominium Owners' Association, Inc. of record in Instrument #20002020011046, Register's Office, Davidson County, Tennessee.
4. Subject to Common Areas set out in deed of record in Instrument #20041230-0155034, Register's Office, Davidson County, Tennessee.