Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Venkatram Shastri
236 Windsor Terrace Drive
Nashville, TN 37221

Davidson County DEEDWARR
Recvd: 05/06/05 08:20 2 pg
Fees:13.00 Taxes:902.80
20050506-0051051

SEND TAX BILL TO:
Owner

MORTGAGEE:
GMAC Mortgage Corp. dba DiTech.com
3200 Park Center Drive, Suite 150
Costa Mesa, CA 92626

MAP **143-1**
GROUP **B**
PARCEL **236.00 CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Julie A. Hullett** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Venkatram Shastri and Ulrike Shastri, husband and wife**, hereinafter called the "GRANTEE", his 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 No. 236 as shown on the Final Plat of Phase 5, Windsor Terrace Condominiums, of record in Plat Book 11190, page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Julie A. Hullett by deed from Giankas Contractors, Inc. of record in Instrument no. 20000922-0094354, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 236 Windsor Terrace Drive, Nashville, Tennessee 37221.

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 covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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 hand this the 28th day of April, 2005.

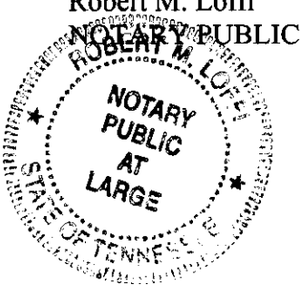
Julie A. Hullett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Julie A. Hullett**, the 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of April, 2005.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

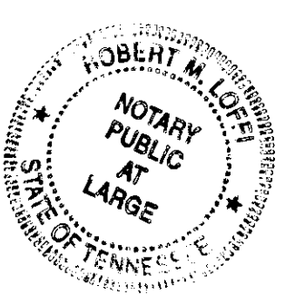
The actual value or consideration, whichever is greater, for this transfer is $244,000.00.

4-28-05

AFFIANT

Subscribed and sworn to before me on this 28th day of April, 2005.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 7/19/2008