Box 14-A
17834-1

Davidson County DEEDWARR
Recvd: 06/02/05 09:01 3 pg:
Fees:18.00 Taxes:680.80

20050602-0062113

WARRANTY DEED

G-CD-05-0116

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Kathy Goodson
Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2005.

Angela G. Batson
Notary Public

MY COMMISSION EXPIRES: 5-28-06
(AFFIX SEAL)

ANGELA G. BATSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deepinder S. Bal	SunTrust Mortgage, Inc.	
9214 Foxboro Drive	(NAME) 201 4th Avenue North, 7th Floor	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Nashville, TN 37219	104-02-0-S 004.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RAMESH RATHOD AND RAJIV RATHOD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEEPINDER S. BAL AND WIFE, INDUMEET B. BAL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

See Attached Exhibit "A"

unimproved ( )
This is improved (X) property, known as 116 31st Ave. North/ Unit # 104 Hendrick Place, Nashville, Tennessee 37203
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of May, 2005.

Ramesh Rathod by John Rula Attorney in Fact
Ramesh Rathod
By: John Rula , Attorney-in-fact

Rajiv Rathod by John Rula Attorney in Fact
Rajiv Rathod
By: John Rula , Attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Rula, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Rmesh Rathod and Rajiv Rathod and acknowledged that they executed the same as the free act and deed of the said Ramesh Rathod and Rajiv Rathod.

Witness my hand and official seal at Davidson County, TN
on this the 31st day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 4-25-06

PATRICK MOORE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

RETURN TO: John T. Cook, P. C., 2927 Berry Hill Drive, Nashville, TN 37204

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

Exhibit A

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 104, TOGETHER WITH PARKING SPACE NO. 17, 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, AS RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS INSTRUMENT NO. 200002030011406, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, AS EXHIBIT "C", SAID REGISTER'S OFFICE, 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 AS RECORDED IN SAID REGISTER'S OFFICE, AS INSTRUMENT NO. 200002030011406, FOR A MORE COMPLETE ID
ENTIFICATION AND DESCRIPTION OF SUCH UNIT AND PARKING SPACE.

BEING THE SAME PROPERTY CONVEYED TO RAMESH RATHOD, A MARRIED MAN AND RAJIV RATHOD, AN UNMARRIED MAN BY WARRANTY DEED FROM CRAIGHEAD DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON AUGUST 11, 2000 IN INSTRUMENT NO. 200008110079707, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record Instrument Number 200002030011406; Instrument Number 20000202-0011046, in the Register's Office, Davidson County, Tennessee.

THIS instrument is being executed in behalf of Rameth Rathod and Rajiv Rathod, pursuant to a Power of Attorney executed by same on the 25th day of May, and filed of record in Instrument No. 20050531-0060922, Register's Office for Davidson County, Tennessee.