Box 17

Davidson County DEEDWARR
Recvd: 07/01/05 15:54 4 pgs
Fees:23.00 Taxes:703.00
20050701-0076387

THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
392 Harding Place, Suite 230, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):
~~Numbers~~:
John M. Karamichalis
116 31st AVENUE NORTH, #202
NASHVILLE, TN 37203

Send Tax Bills To:
SunTrust Mortgage Inc.
201 4th Ave. N. 7th Floor
Nashville, TN 37219

Map/Parcel No.
Map 104-2-S
Parcel 10

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Matthew Strachan and Bernadette Strachan,

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

John M. Karmichalis

hereinafter called the Grantee(s), their heirs and assigns, 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. 202, together with Parking Space No. 5, 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 identification and description of such Unit and Parking Space.

Being the same property conveyed to Matthew Strachan and Bernadette Strachan by deed dated 12/30/02 from Traci A. Dickenson Jenkins f/k/a Tracie A. Dickenson of record in Instrument No. 20030103-0001194, Register's Office for Davidson County, Tennessee.

This is improved property at 116 31st Avenue North, #202, Nashville, TN 37203.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record, said Register's Office.

Covenants, conditions and restrictions as contained in the Master Deed for Hedrick Place Condominiums as recorded in Instrument No. 200002030011406, Register's Office for said County.

Taxes for the year 2005 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

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 assigns, to warrant and defend title 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 16 day of June, 2005.

Rev 17

MATTHEW STRACHAN

BERNADETTE STRACHAN

STATE OF ENGLAND UK)
COUNTY OF LONDON)

Personally appeared before me, the undersigned, a Notary Public, MATTHEW STRACHAN and BERNADETTE STRACHAN, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at LONDON ENGLAND this 16TH day of June, 2005.

My Commission [redacted] WITH HR

NOTARY PUBLIC
BARRINGTON WILLIAM HOOKE
NOTARY PUBLIC, LONDON

JOHN NEWTON & SONS
SCRIVENER NOTARIES
68 LOMBARD ST
LONDON EC3V 9LJ
TEL: 020 7626 6088 FAX: 020 7283 3878
EMAIL: johnnewtonsons@btconnect.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of June, 2005.

My Commission Expires:

11/26/05

LAURI A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

APOSTILLE
(Hague Convention of 5 October 1961 / Convention de La Haye du 5 octobre 1961)

UNITED KINGDOM OF GREAT BRITAIN AND NORTHERN IRELAND

1. Country: United Kingdom of Great Britain and Northern Ireland
   Pays: Royaume-Uni de Grande-Bretagne et d'Irlande du Nord

   This public document / Le présent acte public

2. Has been signed by / a été signé par **Barrington William Hooke**

3. Acting in the capacity of / agissant en qualité de **Notary Public**

4. Bears the seal/stamp of / est revêtu du sceau/timbre de **The Said Notary Public**

Certified/Attesté

5. at London/à Londres

6. the/le **16 June 2005**

7. by Her Majesty's Principal Secretary of State for Foreign and Commonwealth Affairs /
   par le Secrétaire d'Etat Principal de Sa Majesté aux Affaires Etrangères et du Commonwealth.

8. Number/sous No **G728925**

9. Stamp: / Timbre:

10. Signature: **K. Khan**

For the Secretary of State / Pour le Secrétaire d'Etat

If this document is to be used in a country which is not party to the Hague Convention of 5 October 1961, it should be presented to the consular section of the mission representing that country. An apostille or legalisation certificate only confirms that the signature, seal or stamp on the document is genuine. It does not mean that the contents of the document are correct or that the Foreign & Commonwealth Office approves of the contents.