G#19104-4
Box #14A

Davidson County DEEDWARR
Recvd: 08/08/05 12:48 2 pgs
Fees:13.00 Taxes:411.81

20050808-0093300

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$111,300.00.**

Affiant

Subscribed and sworn to before me, this the 5th day of August, 2005.

Notary Public

My commission expires: 3/22/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ramesh Khurana **Aruna Khurana**	"New Owners"	**Map 105-14, Part of Parcel 211**
2304 Elliott Avenue #201		
Nashville, TN 37204		

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 ACKNOWLEDGE, WE,

Elliott Avenue Partners, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ramesh Khurana and wife, Aruna Khurana as to an undivided 99% interest (the "Entirety Interest") and Anjlee Khurana, as to an undivided 1% interest (the "Individual Interest,") the said Entirety Interest and Individual Interest, as they relate to each other, being held as joint tenants with right of survivorship

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 201 as specified on the Plat shown in the Master Deed, on the Plan of Elliott Avenue 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 Elliott Avenue Condominiums, of record under Instrument No. 20050726-0087034, and as amended in Instrument No. 20050728-0088366, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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 Elliott Avenue Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20050726-0087034, and as amended in Instrument No. 20050728-0088366, said Register's Office, for a more complete identification and description of such Unit.

Being part of the same property conveyed to Elliott Avenue Partners, LLC, a Tennessee limited liability company by Deed from Charles W. Curtis and wife, Evelyn D. Curtis, of record in Book 20040625-0075611, dated June 24, 2004, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all provisions as set out in the Master Deed establishing a Horizontal Property Regime, of record in Instrument No. 20050726-0087034, and as amended in Instrument No. 20050728-0088366, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is improved (__X__) Unimproved (____) property, known as **2304 Elliott Avenue #201, Nashville, TN 37204**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors 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 its hand(s) this 5th day of August, 2005.

Elliott Avenue Partners, LLC, a Tennessee limited liability company

By: _____
Carl A. Neuhoff, Jr. Assistant Chief Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carl A. Neuhoff, Jr., Assistant Chief Manager** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Assistant Chief Manager** of **Elliott Avenue Partners, LLC, a Tennessee limited liability company,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Carl A. Neuhoff, Jr.** as **Assistant Chief Manager.**

Witness my hand, at office at Nashville, Tennessee, this **5th** day of **August, 2005.**

Notary Public

My Commission Expires: 5/23/08

