Davidson County DEEDWARR
Recvd: 08/19/05 08:49 2 pg
Fees:13.00 Taxes:274.73

20050819-0098866

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $74,250.00. Affiant Subscribed and sworn to before me, this 12th day of August, 2005. Notary Public My Commission Expires:

KATHRYN S. FIX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES: NOV. 24, 2008

Address New Owner As Follows: Karu Jayathilake and Sajeewani K. Egodawatta 2601 Hillsboro Road, #M-6 Nashville, TN 37212	Send Tax Bills To: New Owner	Map-Parcel Number: 117-3B-196

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES STEVEN KELLY**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KARU JAYATHILAKE AND SAJEEWANI K. EGODAWATTA**, hereinafter called the Grantees, their heirs and assigns, in a certain tract or parcel of land in Davidson, Tennessee, described as follows: ***AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. M-6, of The Villager Condominiums, of record in Book 5200, page 154, as revised in Book 5200, page 201, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to James Steven Kelly, unmarried by deed from Clarence Douglas Henard, Jr., of record as Instrument No. 200007110068509, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is not the principal place of residence of the Grantor named herein.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5200, page 154, as revised in Book 5200, page 201, Register's Office for Davidson County, Tennessee.

3. Master Deed and By-Laws establishing a Horizontal Property Regime of The Villager Condominiums, of record in Book 5434, page 665, as corrected at Book 5487, page 967, Register's Office for Davidson County, Tennessee.

4. Easement for right-of-way granted to State of Tennessee, of record in Book 4808, page 424, Register's Office for said County.

5. Rights of others in and to the common elements.

This is improved property known as 2601 Hillsboro Pike, #M-6, Nashville, TN 37212.

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 I covenant with the said Grantees that I am 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 further covenant and bind ourselves, our heirs 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 person whomsoever.

WITNESS my hand this 11 day of August, 2005.

JAMES STEVEN KELLY

STATE OF IOWA)
COUNTY OF Johnson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES STEVEN KELLY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11 day of August, 2005.

Notary Public

My Commission Expires: 7-1-06

CARLA L. JENSEN
COMMISSION NUMBER 125238
MY COMMISSION EXPIRES 7-1-06
IOWA NOTARIAL SEAL

263211.1/2005218