THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 24599-08-2005** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $188,500.00. Jennifer Rogers Affiant Subscribed and sworn to before me this 26th day of August, 2005. J. Michael Morgan Notary Public NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE My Commission Expires:

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jennifer J. Rogers 108 Windsor Terrace Nashville, TN 37221	Regions Bank, d/b/a Regions Mortgage Dept. 2520, P.O. Box 2153 Birmingham, AL 35287-2520	Map No.143-01-01-A Parcel No. 108.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Devender D. Reddy and wife, Vidya Devi Dubbaka Reddy and Aparna D. Reddy, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer J. Rogers, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 108 Windsor Terrace, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of August, 2005.

D Devender Reddy
Devender D. Reddy

Vidya Devi Dubbaka Reddy
Vidya Devi Dubbaka Reddy

aparna D Reddy by vidya Devi Dubbaka AIF
Aparna D. Reddy by Vidya Devi Dubbaka Reddy as Attorney-In-Fact

Davidson County DEEDWARR
Recvd: 09/06/05 16:21 2 pgs
Fees:13.00 Taxes:697.45

20050906-0106918

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Devender D. Reddy and Vidya Devi Dubbaka Reddy**, 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, at office, this 26th day of August, 2005.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

My Commission Expires:

NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Vidya Devi Dubbaka Reddy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Aparna Reddy as her Attorney-In-Fact, as the free act and deed of the within named Aparna Reddy.

Witness my hand and official seal at Nashville, Tennessee this 26th day of August, 2005.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

NOTARY PUBLIC

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 108, together with the appurtenant interest in the common elements of Windsor Terrace Condominiums, a horizontal property reime established by Master Deed, of record in Book 7150, page 921, amended in Book 7436, page 667, re-recorded in Book 7464, page 297, amended in Book 7661, page 40, Book 7729, page 206, Book 7980, page 717 and Instrument No. 20000811 0079911, Register's Office for Davidson County, Tennessee, said Unit Being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Devender D. Reddy, Vidya Devi Dubbaka Reddy and Aparna D. Reddy as tenants in common by deed dated 09/08/2000 from Jamed Hix Catalano, married of record in Instrument No. 20000914-0091449, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of The Windsor Terrace Condominiums of record in Book 7168, page 683 and Book 8097, page 976, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Windsor Terrace Condominiums, of record in Book 7150, page 921, amended in Book 7436, page 667, re-recorded in Book 7464, page 297, Book 7661, page 40, Book 7729, page 206, Book 7980, page 717 and Instrument No. 20000811-0079911, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 6250, page 869, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Book 6680, page 517, Register's Office for Davidson County, Tennessee.