WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

David Webber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of February, 2006

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/30/06

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Hung K. Bui	Same as new owner	Map 147
370 Wallace Rd.; Unit C-10		Group 3-0-B
Nashville, TN 37211		Parcel 89-CO

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 acknowledged, we

Rajiv Anand and wife, Vinita Anand

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Hung K. Bui

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 Unit No. C-10 of Southern Hills Condominiums created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Rajiv Anand and wife, Vinita Anand by deed from Margaret J. Scarbrough, married, and Angela N. Mikolon, formerly Angela N. Tucker, and husband, Christopher Mikolon, of record in Book 11459, Page 282, said Register's Office.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 6594, Page 502; Book 7044, Page 209; and Book 6594, Page 547, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan shown as Exhibit A-2 in the Master Deed of record in Book 6594, Page 502, said Register's Office; (3) Sanitary Sewer Easement of record in Book 6695, Page 22, said Register's Office; (4) Easement to First Suburban Water Utility District of record in Book 4435, Page 29, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 370 Wallace Rd.; Unit C-10, Nashville, TN 37211

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 we do covenant with the said GRANTEES 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 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 our hands this 2nd day of February, 2006.

Rajiv Anand
Rajiv Anand

Vinita Anand
Vinita Anand

Davidson County DEEDWARR
Recvd: 02/21/06 13:27 2 pgs
Fees:13.00 Taxes:166.50

20060221-0020114

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rajiv Anand and wife, Vinita Anand, 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 Brentwood, Tennessee, this 2nd day of February, 2006.

My Commission Expires: 01/24/09

Notary Public

