Davidson County DEEDWARR
Recvd: 05/10/06 12:36 2 pgs
Fees:13.00 Taxes:94.35

20060510-0054914

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
2528 N. Mt. Juliet Road
MT. JULIET, TN 37122
06TN01671

WARRANTY DEED

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$25,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 2th day of May, 2006

Connie Hooper
Notary Public

MY COMMISSION EXPIRES: 2/24/09

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 2528 N. MT. JULIET ROAD, MT. JULIET, TN 37122

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Prabhubhai M. Patel **Unit 7 370 Wallace Road Bldg C** **Nashville, TN 37211**	**same**	**147-03-0-B-092.00 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,

Shirley A. Krutsinger , unmarried

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

Prabhubhai M. Patel and wife, Kusumben Patel

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:

A tract of land lying and situated in Davidson County, Tennessee, and being Unit No. C-7, of Southern Hills Condominium 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 Shirley Krutsinger, unmarried, from Joyce D. Neal, an unmarried person, dated April 28th, 2006, by Quit Claim Deed of record in Instrument #20060510-0054913 Register's Office for Davidson County, Tennessee.

Subject to all matters in Master Deed and By-Laws of record in Book 6594, page 502, as amended in Book 7044, page 209, in the Register's Office for Davidson County, Tennessee.

Charter of the Homeowner's Association of record in Book 6576, page 69, in the Register's Office for Davidson County, Tennessee.

Subject to an Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6695, page 22, in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **Unit 7 370 Wallace Road Bldg C, 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 my hand this 2th day of May, 2006.

Shirley A. Krutsinger

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 Shirley A. Krutsinger the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 2th day of May, 2006.

Commission Expires: 3/24/09

Connie Hooper
Notary Public

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.