398
1 of 3

Davidson County DEEDWARR
Recvd: 05/18/06 11:12 2 pgs
Fees:13.00 Taxes:814.00
20060518-0058447

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Donald E. Qualls
116 31st Avenue North, #105
Nashville, TN 37203

SEND TAX BILL:

Mortgagee

MORTGAGEE:
Synovus Mortgage Corp.
2204 Lakeshore Drive, Suite 325
Birmingham, AL 35209

MAP AND PARCEL:
Map 104-02-0S
Parcel 005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Nishant Sekaran, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Donald E. Qualls and wife, Ann F. Qualls**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson, Tennessee, being Unit No. 105, together with parking space No. 12, and together with the appurtenant interest in the common elements of Hedrick Place Condominiums, a horizontal property regime established by Master Deed of record in Book Inst. No. 20000203-0011406, Register's Office for said County, said unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed.
>
> Being the same property conveyed to Nishant Sekaran by deed from Brent Frisbie of record in Inst. No. 20030807-0112507, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 116 31st Avenue North, #105, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

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

Witness its hand this 16th day of May, 2006.

Nishant ~~Sekaran~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Nishant Sekaran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 16th day of May, 2006.

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF ~~TENNESSEE~~)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $220,000.00.

AFFIANT

Subscribed and sworn to before me
this 16th day of May, 2006.

NOTARY PUBLIC

My Commission Expires: 5-24-2008

SANDI WILEE IRONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.