WARRANTY DEED

B-REMAX-06-104

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,900.00

Affiant

Subscribed and sworn to before me this 30th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICK MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires MAR. 8, 2010

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Otelia Ann Peterson	Home 123 Corporation	
104 Prescott Place	(NAME) 13100 Northwest Freeway, #200	119-10-0A-104.00 CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Houston, TX 77040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KOOVAKADA GEORGE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto OTELIA ANN PETERSON, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 104, PLAN OF PRESCOTT PLACE Condominiums, as shown on plat of record in Plat Book 6200, Page 257, amended in Book 6250, Page 537, as established under Master Deed of record in Book 6615, Page 743, amended in Book 6639, Page 416 and as further amended in Book 6779, Page 691, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Koovakada George by Warranty Deed from Mary P. Wild, an unmarried person, recorded on the 29th day of May, 2002 in Instrument No. 20020529-0065068, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 6200, page 257 and amended in Book 6250, page 537; Book 4366, page 123; Book 4060, page 93; Book 6615, page 743 amended in Book 6639, page 416 and further amended in Book 6779, page 691 and Book 6773, page 168, Register's Office for Davidson County, Tennessee.

Lilly Kutty George joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

unimproved ( )

This is improved (X) property, known as 104 Prescott Place, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of June, 2006.

Koovakada George

Lilly Kutty George

Lilly Kutty George

Davidson County DEEDWARR
Recvd: 07/07/06 08:35 2 pgs
Fees:13.00 Taxes:240.13

20060707-0081360

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Koovakada George and wife, Lilly Kutty George, the within named bargainor, 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, this the 30th day of June, 2006.

Notary Public

My Commission Expires: 5/22/10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903