Return to: First Title and Escrow Company, Inc.
File Number 25524 Box 9B

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060519

Davidson County DEEDWARR
Recvd: 07/07/06 14:18 3 pgs
Fees:18.00 Taxes:458.80
20060707-0081923

Send Tax Bills To:
SunTrust Mortgage, Inc.
201 4th Ave. N. 7th Floor
Nashville, Tennessee 37219

New Owner is:
Dileep Mulamalla & Dipti Lodaya
121 Westfield Drive
Nashville, TN 37211

MAP: 128-13-0A
PARCEL: 121.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Hilda M McGregor,*** * unmarried hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Dileep Mulamalla and wife, Dipti Lodaya,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 121, together with the appurtenant interest in the common elements of The Westfield Condominiums (formerly The Hamlet Condominiums) horizontal property regime established by Master Deed, of record in Book 6678, page 771 and amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982, Book 7271, page 256 and Book 9608, page 719, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of The Hamlet of record in Plat Book 6250, page 748, Register's Office for Davidson County, Tennessee.

Being the same property conveyed Hilda M. McGregor by Special Warranty Deed dated, May 24, 2004 from Wells Fargo Bank Minnesota, National Association as Trustee for Structured Asset Securities Corporation 2002-HF of record in Instrument No. 20040601-0064093, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1.â2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2.âCharter of Incorporation of Westfield Condominiums Homeowners Association of record in Book 6746, page 677, Register's Office for Davidson County, Tennessee.
3.âCovenants, 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 The Westfield Condominiums, of record in Book 6678, page 771 and amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982, Book 7271, page 256 and Book 9608, page 719, Register's Office for Davidson County, Tennessee.
4.âTerms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. 66-27-101, et seq.
5.âAll matters appearing on the Plan of record as Book 6250, page 748, Register's Office for Davidson County, Tennessee.
6.âEasement record in Book 6551, page 981 and 988, Register's Office for Davidson County, Tennessee.
7.âEasement for right-of-way of record in Book 4851, page 918, Register's Office for Davidson County, Tennessee.
8.âAgreement for Dedication of Public Utilities Easement of record in Book 7803, page 694, Register's Office for Davidson County, Tennessee.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30 day of June, 2006.

GRANTOR:

Hilda M. McGregor

Hilda M McGregor

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Hilda M McGregor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30 day of June, 2006.

Notary Public

BLYTHE BOND SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 11/15/06

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $124,000.00.

Affiant

SWORN TO and subscribed before me this 30 day of June, 2006

NOTARY PUBLIC

My commission expires:

_____

NOTARY PUBLIC
AT LARGE
Chrisrina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE