WARRANTY DEED

G-BOA-06-117

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00

Affiant

Subscribed and sworn to before me, this ~~DAY OF~~ October 26, 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
Chevy Nash	Chevy Nash	
940 Gale Lane Unit 117	(NAME) 940 Gale Lane Unit 117	118-5A-39.00 CO
(ADDRESS) Nashville, TN 37204-3096	(ADDRESS) Nashville, TN 37204-3096	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MUKUNDA PENUGONDE, A SINGLE MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHEVY NASH, UNMARRIED, 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 designated as Building 12, Unit C, ST. MARTIN SQUARE, NOW KNOWN AS 12 SOUTH TOWERS, Planned Unit Development, as shown on plat of record in Plat Book 4460, Page 186, amended at Instrument No. 20031107-0163683, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mukunda Penugonde, a single man by Warranty Deed from 940 Partners, a Tennessee General Partnership, recorded on the 17th day of September, 2004 in Instrument No. 20040917-0112323, 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 including those of record in Book 4460, page 186; Instrument Number 20031107-0163683; Book 4611, page 682; Book 4710, page 244; Instrument Number 20031107-0163683; Book 4711, page 48; Book 4611, page 674; Instrument Number 19991230-0308948, and 20031107-0163682, Regsiter's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 940 Gale Lane Unit 117, Nashville, Tennessee 37204-3096
(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 ~~day of~~ October 26, 2006

Mukunda Penugonde

Mukunda Penugonde By Attorney In Fact

Davidson County DEEDWARR
Recvd: 10/31/06 16:15 2 pgs
Fees:13.00 Taxes:939.80

20061031-0135309

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of October 2006 before me personally appeared Barbara Moutenot to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mukunda Penugonde, a single man and who acknowledged he/she/they executed the same as the free act and deed of the said Mukunda Penugonde, a single man.

Witness my hand and official seal, ~~this the~~ October 26, 2006

Notary Public

My Commission Expires:



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