Davidson County DEEDWARR
Recvd: 11/20/06 09:17 2 pgs
Fees:13.00 Taxes:1517.00

20061120-0143487

BOX 50-B

PREPARED BY: BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2006.

Notary Public

My commission expires: 11/14/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Vinay Shahani	~~CitiMortgage, Inc.~~ NEW	Map 104-021B, Parcel 007.00CO
3186 Parthenon Avenue, Unit K	~~1000 Technology Drive~~ OWNER	
Nashville, TN 37203	~~O'Fallon, MO 63368-2240~~	

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 ACKNOWLEDGE, WE,

The Graymont Group, LLC

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

Vinay Shahani and wife, Richa Mittal

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:

Land in Davidson County, TN, being Unit K, a Horizontal Property Regime, (Private Elements) for Graymont Park as shown as Exhibit "C" to the Master Deed of record in Instrument #20050803-0090964, and amended in Instrument #20060912-0112893, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Graymont Group, LLC by deed from Teresa Duke Simmons, Trustee of The Austin W. Duke Irrevocable Trust of record in Instrument #20041015-0124420 and Instrument #20041015-0124421, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as 3186 Parthenon Avenue, Unit K, Nashville, TN 37203

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 15th day of November, 2006.

The Graymont Group, LLC

John W. Hays, Chief Manager

Gregory D. Duvall, Secretary

CORPORATION
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared John W. Hays, Chief Manager and Gregory D. Duvall, Secretary **of** The Graymont Group, LLC, **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be the** Chief Manager and Secretary **of** The Graymont Group, LLC, **the within bargainors, and corporation, and that he as such** Chief Manager and Secretary **being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said** John W. Hays **as** Chief Manager and Gregory D. Duvall, Secretary.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 15th **day of** November, 2006.

Robin S. Edwards
Notary Public

My Commission Expires: 3/28/07

