Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Landis Ventures, LLC 2047 24th Avenue South Nashville, Tennessee 37212	Same as New Owner	Map:102-07-0A Parcel: 34.00, 83.00 and 4.00
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Mallappa Gowda** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Landis Ventures, LLC** ("Grantee"), and its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities; Master Deed and By-Laws of West Meade Condominiums contained in an instrument of record in Book 5923, page 704, amended in Book 6277, page 653 and Book 7333, pages 415 and 418, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof; Plan of West Meade Condominiums, of record in Book 5200, page 430, Register's Office for Davidson County, Tennessee; Charter of West Meade Condominiums Association contained in an instrument of record in Book 5918, page 953, said Register's Office, and recorded with the Tennessee Secretary of State, and the By-Laws and Rules and Regulations of said corporation; an easement for sanitary sewers and/or storm drainage and temporary construction conveyed by deed from Walter R. Capps and Reese L. Smith, Jr. to Metropolitan Government of Nashville and Davidson County, Tennessee, dated May 17, 1971, of record in Book 4520, page 836, said Register's Office. NOTE: As part of said easement, Grantors, their heirs, successors and assigns, reserve the privilege of free taps to said sewer where necessary to serve said property. (Said instrument affects the title holder's interest in and to the common elements.); an easement for water mains and appurtenances set forth in an instrument of record in Book 8808, page 872, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 04/03/07 08:26 3 pgs
Fees:18.00 Taxes:499.50
20070403-0039477

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons.

This is improved property, known as 6680 Charlotte Pike Units D-3, D-10 and J-10, Nashville, Tennessee 37209.

EXECUTED this 30th day of March, 2007.

MALLAPPA GOWDA

LEELA GOWDA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Mallappa Gowda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of March, 2007.

SHARI A. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
3-21-09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of March, 2007.

NOTARY PUBLIC

My Commission Expires:
3-21-09

SHARI A. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

Unit No. D-3, D-10, and J-10 of West Meade Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, as established by the Master Deed of record in Book 5923, Page 704 and amended in Book 6277, Page 653, Book 7333, pages 415 and 418, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of West Meade Condominiums, of record in Book 5200, page 430, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said Units.

Being the same property conveyed to Mallappa Gowda by deed from George Kaludis and wife, Eugenia L. Kaludis of record in instrument number 200108160088455 and in instrument number 200108160088456 and in instrument number 200108160088453, Registers Office Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, LEELA GOWDA, with whom I am personally acquainted (or proved to me ~~to be~~ on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30 th day of March 2007.

SHARI A. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires
3-21-09