Davidson County DEEDWARR
Recvd: 05/04/07 14:30 2 pgs
Fees:13.00 Taxes:1421.91

20070504-0053988

WARRANTY DEED

L-FCB-07-0101

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,299.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF April, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-24-10
(AFFIX SEAL)

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
Yoganadam Thati	Yoganadam Thati	
2900 Felicia Street, Unit 101 (ADDRESS)	2900 Felicia Street, Unit 101 (ADDRESS)	P/O 92-10-196; 92-10-197
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37209 (CITY) (STATE) (ZIP)	P/O 92-10-198; 92-10-199

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 HAYES MEDICAL CONDOMINIUM CENTERS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto YOGANADAM THATI**, 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 101, HAYES MEDICAL CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20070323-0035265, 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 part of the same property conveyed by Quitclaim Deed from Andrea L. Hayes to Hayes Medical Condominium Centers, LLC as recorded on the 18th day of July, 2006 in Instrument No. 20060718-0086543; Quitclaim Deed from Andrea L. Hayes to Hayes Medical Condominium Centers, LLC as recorded on the 18th day of July, 2006 in Instrument No. 20060718-0086544; Quitclaim Deed from Andrea L. Hayes to Hayes Medical Condominium Centers, LLC as recorded on the 18th day of July, 2006 in Instrument No. 20060718-0086545 and Quitclaim Deed from Hayes Medical Office Building, LLC to Hayes Medical Condominium Centers, LLC as recorded on the 29th day of August, 2006 in Instrument No. 20060829-0106689, 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 Instrument No. 20060809-0097643; Instrument No. 20070323-0035265; Instrument No. 20061101-0135422; Instrument No. 20060818-0101973 and Instrument No. 20061026-0133013, Register's Office for Davidson County, Tennessee.

**** and wife, Aruna Devi A. THATI**

unimproved ( )
This is improved (X) property, known as 2900 Felicia Street, Unit 101, Nashville, Tennessee 37209
(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 27th day of April, 2007.

Hayes Medical Condominium Centers, LLC

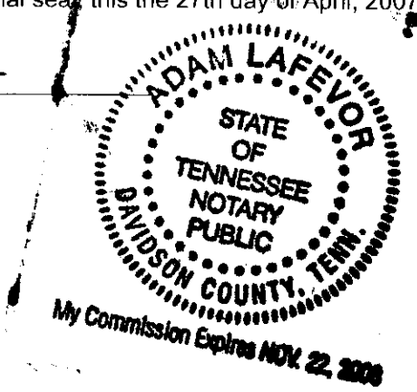
BY: _____
Andrea L. Hayes, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of April, 2007, before me personally appeared Andrea L. Hayes, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of Hayes Medical Condominium Centers, LLC, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 27th day of April, 2007.

Notary Public



My Commission Expires:

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