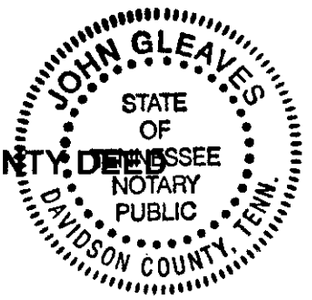
WARRANTY DEED



R-STER-07-415

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,900.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/22/07 10:36 2 pgs
Fees:13.00 Taxes:1242.83

20070822-0100381

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
Sarbjeet S. Kumar, Trustee	Sarbjeet S. Kumar, Trustee	
415 Church Street, Unit 1713 (ADDRESS)	(NAME) 415 Church Street, Unit 1713 (ADDRESS)	
Nashville, TN 37219 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	93-6-1-J-120 CO

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 JAMES C. WOODARD, II, unmarried CHARLES CAUDELL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SARBJEET S. KUMAR, TRUSTEE OF THE SARBJEET S. KUMAR LIVING TRUST, AGREEMENT DATED JUNE 27, 1996 WITH FULL POWER TO MORTGAGE, SELL, TRANSFER AND CONVEY WITHOUT JOINDER OF ANY BENEFICIARY, 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 1713, TOGETHER WITH PARKING SPACES 344 AND 346, VIRIDIAN, A CONDOMINIUM, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20061004-0122833, ADDENDUM RECORDED AT INSTRUMENT NO. 20061004-0122834 AND AMENDMENT RECORDED AT INSTRUMENT NO. 20070711-0082578,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 THE SAME PROPERTY CONVEYED TO JAMES C. WOODARD, II AND CHARLES CAUDELL, AS JOINT TENANTS, BY WARRANTY DEED FROM VIRIDIAN DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED NOVEMBER 13, 2006 IN INSTRUMENT NO. 20061113-0140613, REGSITER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 7423, PAGE 374 AND BOOK 9208, PAGE 613 (CAPITOL MALL REDEVELOPMENT); MASTER DEED OF RECORD IN INSTRUMENT NO. 20061004-0122833, ADDENDUM OF RECORD IN INSTRUMENT NO. 20061004-0122834 AND AMENDMENT OF RECORD IN INSTRUMENT NO. 20070711-0082578; CHARTER OF VIRIDIAN CONDOMINIUM ASSOC. OF RECORD IN INSTRUMENT NO. 20061004-0122835; EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 20060928-0120211; STORMWATER QUALITY AGREEMENT OF RECORD IN INSTRUMENT NO. 20040916-0111454; RECIPROCAL EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 20041103-0132451; CONVEYANCE TO 401 CHURCH STREET LLC OF RECORD IN INSTRUMENT NO. 20060928-0120210; AGREEMENT AND RELEASE OF RECORD IN INSTRUMENT NO. 20060928-0120212; EASEMENTS SET OUT IN DEED OF TRUST OF RECORD IN INSTRUMENT NO. 20041103-0132452; AIR RIGHTS RESERVATION OF RECORD IN INSTRUMENT NO. 20000815-0080915; CAPITOL MALL REDEVELOPMENT PROJECT PLAN, AS SET OUT IN THE FOLLOWING ORDINANCES OF THE METROPOLITAN COUNCIL: 77-716; 82-845; 87-1695; 91-1567; 93-774; 97-755 (ALSO RECORDED IN BOOK 10512, PAGE 464, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE); BOOK 98, PAGE 1187 AND BL2002-1033 (ALSO RECORDED AS INSTRUMENT NO. 20020626-0076795, SAID REGISTER'S OFFICE); ALL MATTERS SHOWN ON THE PLAT OF SURVEY BY JUDY L. JUDSON, RLS NO. 1935 WITH BARGE WAGGONER SUMNER AND CANNON, INC. DATED NOVEMBER 4, 2003, LAST REVISED SEPTEMBER 23, 2004, FILE NO. 8659-11.

GRANTORS SPOUSES DO NOT JOIN IN THIS CONVEYANCE DUE TO PROPERTY NEVER HAVING BEEN A MARITAL RESIDENCE.

unimproved ( )

This is improved (X) property, known as 415 Church Street, Unit 1713, Nashville, Tennessee 37219

(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 17th day of August, 2007.

James C. Woodard, II

Charles Caudell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James C. Woodard, II and Charles Caudell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness ~~my hand and~~ official seal, this the 17th day of August, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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