Davidson County DEEDWARR
Recvd: 03/07/08 13:11 2 pg:
Fees:13.00 Taxes:4255.00
20080307-0023355

Cheri D. Bayer STATE OF TENNESSEE NOTARY PUBLIC Davidson County

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,150,000.00**.

Affiant

Subscribed and sworn to before me, this the 5th day of March, 2008.

Notary Public

My commission expires: 3/7/2011
(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
Nagaiah Gaddipati	**Lender Ltd dba Home Loan Specialists, Inc.**	**116-11 090.00**
406 Westview Avenue	**19337 Farmington Road**	
Nashville, TN 37205	**Livonia, MI 48152**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brian C. Feys and wife, Marian R. Feys

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

Nagaiah Gaddipati and wife, Radhika Gaddipati

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, State of Tennessee, described as follows, to-wit: Being Lot No. 55 on the Plat of Royal Oaks Land Company's Subdivision of Baker Tract as record in Plat Book 421, Pages 102 and 103, Register's Office for said County, and one-half of that part of Royal Oaks Drive closed by Belle Meade City Ordinance 80-5 as of record in Book 7636, Page 56, said Register's Office, and described according to a survey made by John Kohl and Company (file No. 35325) dated August 17, 1988, as follows:

Beginning at an iron pin in the easterly margin of Westview Avenue at the common front corner of Lots 55 and 56; thence, with the line between two lots N 80 deg. 08' 08" E, 283.03 feet to an iron pin in the westerly margin of said Royal Oaks Drive (closed) and the common rear corner of said two lots; thence N 32 deg. 02' 08" E, 30.89 feet to the center line of said Royal Oaks Drive (closed) N 43 deg. 40' 00" W, 626.60 feet to a point in the easterly margin of Westview Avenue; thence with the easterly margin of said Westview Avenue, the following three calls, S 15 deg. 05' 51" E, 62.59 feet to a point, S 15 deg. 05' 51" E, 410.5 feet to a point in the beginning of a curve with a radius of 546.16', and around said curve 72.63' to the point of beginning.

Being all of the same property conveyed to Brian C. Feys and wife, Marian R. Feys by deed from Anthony M. Iannacio and wife, Pamela S. Iannacio of record in Book 9229, Page 525, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2008 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **406 Westview Avenue, Nashville, TN 37205.**

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 covenant 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 5th day of March, 2008.

Brian C. Feys

Marian R. Feys

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Brian C. Feys and wife, Marian R. Feys**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **5th** day of **March, 2008.**

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-7-2011