Davidson County DEEDWARR
Recvd: 04/24/08 10:07 2 pgs
Fees:13.00 Taxes:317.83
20080424-0041853

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $85,900.00.

Neil Williams
Affiant

Subscribed and sworn to me on April 22, 2008.

Brenda Baker Huntsman
NOTARY PUBLIC

My Commission Expires: 1/11/11

BRENDA B. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
M. Lynn and Greg A. Whitaker 504 Colony Trace Court Madison, TN 37115	Regions Mortgage P.O. Box 11026 Orange, CA 92856-8126	42-11-0B-099.0000

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DEEPINDER S. BAL and wife, INDUMEET B. BAL, husband and wife,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **M. LYNN WHITAKER and GREG A. WHITAKER, wife and husband,** hereinafter called **"GRANTEES,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Apartment Unit No. 504 of Heritage Village Condominiums created under Title 66, Section 27-101, et. seq., as amended, Tennesee Code Annotated, and as established by a Master Deed of record in Book 4758, Page 179 and amended in Book 4808, Page 829; Book 5102, Page 383 and Book 6380, Page 989, and further supplemented and amended by instrument of record in Book 6484, Page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete identification and description of said Unit.

Being the same property conveyed to Deepinder S. Bal and Indumeet B. Bal from Peggy J. Waterston f/k/a Peggy J. Roberts by Warranty Deed dated July 14, 2006 of record in Instrument No. 20060717-0085949, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. All matters appearing on the Master Deed of record in Book 4758, Page 179, amended in Book 4808, Page 829; Book 5102, Page 383; Book 6380, Page 989, Register's Office for Davidson County, Tennessee; and
4. Plat appearing on Exhibit "A" to the Master Deed; and
5. Charter of Heritage Village Homeowners' Association of record in Book 6418, Page 478, said Register's Office; and
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 504 Colony Trace Court, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on April 22, 2008.

Deepinder S. Bal

Indumeet B. Bal

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 22, 2008, before me personally appeared Deepinder S. Bal and wife, Indumeet B. Bal to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on April 22, 2008.

NOTARY PUBLIC

My Commission Expires: 1/3/2011

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE