Box 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF]

The actual consideration or value, whichever is greater, for this transfer is $800,000.00.

Karen B. Fuqua
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF AUG 2010, 2010.

Lee E. C
Notary Public

My commission expires: 1/9/2012

Name and Address of New Owner:

Walter R. and Karen B. Fuqua
13 Annandale
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100047750 DEEDWARR
Recvd: 08/03/10 13:58 3 pgs
Fees:18.00 Taxes:2960.00
20100803-0061030

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

13 Annandale
Nashville, TN 37215

Map and Parcel:

158-4-A-006 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BHASKAR C. REDDY and wife, TANUJA REDDY,** hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **WALTER R. FUQUA and wife,**

KAREN B. FUQUA, hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Otter Wood, Section One, of record in Book 6900, page 590, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Bhaskar C. Reddy and wife, Tanuja Reddy, by Warranty Deed from Aubrey B. Harwell, Jr., Trustee, of record in Book 8759, page 727, and corrected and re-recorded in Book 9155, page 749, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 13 Annandale, Nashvile, TN 37215.

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

1. Metropolitan Nashville/Davidson County taxes for the year 2010 which have been prorated between the parties and assumed by Grantees.

2. Matters shown on Plan of record in Book 6900, page 590, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, By-Laws and Restrictions for Otter Wood of record in Book 7260, page 483, amended in Book 8762, page 199, in said Register's Office.

4. Addition to Dedication of Common Area to Otterwood Homeowners Association, Inc. of record in Book 8250, page 859, and Book 9700, page 529, in said Register's Office.

5. Charter of Incorporation of Otterwood Homeowners Association, Inc. of record in Book 7292, page 315, in said Register's Office.

6. Easement of record in Book 7667, page 218, corrected in Book 7942, page 678, in said Register's Office.

7. Subject to the rights of others in and to the common areas.

8. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions, By-Laws and Restrictions.

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 heirs 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Grantees, 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 our hands this 2nd day of August, 2010.

BHASKAR C. REDDY

TANUJA REDDY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BHASKAR C. REDDY and wife, TANUJA REDDY,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

NOTARY PUBLIC

My commission expires:

RUBYE RAINEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
Rubye Rainey
My Commission Expires
March 12, 2011
STATE OF TENNESSEE

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