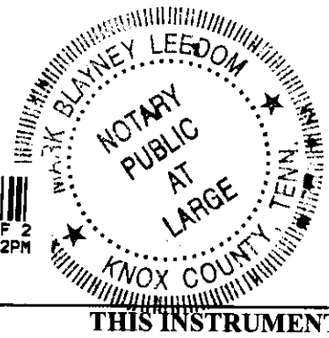
# WARRANTY DEED




Instr:200005310054112 Page: 1 OF 2
REC'D FOR REC 05/31/2000 2:23:22PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $536.50

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2000

Notary Public

MY COMMISSION EXPIRES: 10/31/01
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

SECURITY ESCROW & TITLE CO., 750 Old Hickory Blvd., Suite 165, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael R. Clardy | AmSouth | MAP 129-11 |
| (NAME) | (NAME) | |
| 106 Cloister Drive | 2050 Parkway Office Circle | GROUP A |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37211 | Birmingham, AL 35244 | PARCEL 106.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joseph L. Gira and wife, Margaret Gira

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B.J. Waldrop and wife, Judith A. Waldrop for life, remainder in fee simple to Michael R. Clardy and wife, Melanie B. Clardy

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:

A Condominium Apartment in Davidson County, Tennessee, being Unit Number 106 of Phase 1-A of Lot Number 2, The Cloister at St. Henry, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, page 529, as revised in Book 5200, page 676, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2000 and subsequent years; The Plan of record in Plat Book 5200, page 529, revised in Book 5200, page 676, said Register's Office, shown an owner's cerificate, minimum setback lines and easements to which plan and record thereof are incorporated herein and made a part hereof by reference; An easement for sanitary sewer and/or storm easement of record in Book 4191, page 157, said Register's Office; Subject to terms and conditions of Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville and St. Henry's Property Development, Inc., dated August 31, 1982, of record in Book 5961, page 657, said Register's Office; The provisions of the condominium Master Deed of record in Book 6042, page 602, Book 6071, page 149, Book 6237, page 660, Book 6519, page 187, Book 7590, page 273, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 106 Cloister Drive, Nashville, Tennessee 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 hand s this 30th day of May, 2000

Joseph L Gira SR
Joseph L. Gira

Margaret Gira
Margaret Gira

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph L. Gira and wife, Margaret Gira

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 and official seal at Brentwood, Tennessee, this 30th day of May, 2000.

Commission expires 10/31/01

Notary Public

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE KNOX COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to the within named grantors by deed of even date, which instrument is being recorded simultaneously herewith.

BEING THE SAME PROPERTY conveyed to Joseph L. Gira, Sr. and spouse, Margaret Gira by deed from The Margaret M. Bost Revokable Trust of record in Book 11092, page 422, in the aforesaid Register's Office.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 106 Cloister Drive, Nashville, Tennessee 37205.