WARRANTY DEED

R-MFR-02-3137

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF August, 2002.

Notary Public

MY COMMISSION EXPIRES: 2-2-2003

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

My Commission Expires SEPT. 28, 2002

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HFY Property, LLC	New Owner	
3137 Parthenon Ave	(NAME)	104-2-K-6
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHERYL GITTERMAN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto HFY PROPERTY, LLC, hereinafter called the Grantees, 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 No. 6 as shown on the Plan of the Courtyard Condominium. Plat Exhibit C to the Master Deed of record in Book 7136, Page 204, as amended in Book 7213, Page 126, Register's Office for said County to which plat reference is herrby made for a more complete and accurate legal description.

Being the same property conveyed to Sheryl Gitterman from David M. Zientck and wife Colleen Zientek by Deed dated March 29, 2000 and filed for record on March 31, 2000 at Instrument Number 20000331-0032529 Register's Office for Davidson County, Tennessee. Re-recorded May 5, 2000 at Instrument Number 20000405-0034392.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3137 Parthenon Ave, Nashville, Tennessee 37203
(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 my/our hand(s) this 26th day of August, 2002.

Sheryl Gitterman

Davidson County DEEDWARR
Recvd: 09/03/02 09:39 2pgs
Fees:13.00 Taxes:477.30

20020903-0105726

STATE OF Tennessee

COUNTY OF Davidson

I, , a Notary Public of the County and State first above written, do hereby certify that Sheryl Gitterman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26th day of August, 2002.

Mary Frances Rudy

Notary Public

My Commission Expires: 9-28-2002

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903