Box 14A
15486-1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/22/02 13:44 3pgs
Fees:18.00 Taxes:473.76

20021022-0129595

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 128,043.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF October, 2002

Notary Public

MY COMMISSION EXPIRES: 12-12-04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KAREN ANGEL	"New Owners"	MAP 104-02,
(NAME)	(NAME)	
411 Oman Street		PARCEL 091
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, CRAIGHEAD DEVELOPMENT, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KAREN ANGEL, UNMARRIED AND BLANCA RUTH MONSALVE, UNMARRIED

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 411 of the Parthenon Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Parthenon Place Condominiums, of record in Instrument No. 20020919-0114323, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, as Exhibit "C", of record aforesaid, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Parthenon Place Condominiums, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20020919-0114323, said Register's Office, for a more complete identification and description of such Unit.

BEING part of the same property conveyed to Craighead Development, LLC, a Tennessee limited liability company, by Deed from Southern Home Developers, LLC, a limited liability company, of record in Instrument No. 20020429-0051913, Register's Office for Davidson County, Tennessee.

GRANTEE(S), by acceptance of this Deed, hereby joins in and accepts, and agrees to be bound by the instruments creating Parthenon Place Condominiums

CONTINUED

unimproved ( )
This is improved (X) property, known as 411 Oman Street, Nashville, TN 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 hand this 18th day of October, 2002

CRAIGHEAD DEVELOPMENT, LLC

By: Carl A. Neuhoff, Jr.

Carl A. Neuhoff, Jr., Asst. Chief Manager

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____ _____

Notary Public

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 _____to be the _____ and _____ respectively of the _____ the within named bargainor, a _____ , 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 _____, 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Carl A. Neuhoff, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Assistant Chief Manager of CRAIGHEAD DEVELOPMENT, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Assistant Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of October, 2002.

My Commission Expires: 5/28/06

Angela G. Batson

Notary Public

ANGELA G. BATSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMM. EXPIRES MAY 28, 2006

LEGAL DESCRIPTION CONTINUATION

and Parthenon Place Condominiums Owners' Association, Inc. Grantee(s) further agree hereto to pay all assessments whether special or general which are levied by Parthenon Place Condominiums Owners' Association, Inc., in connection with the above described property. Grantee(s) specifically consent to the terms and conditions of Paragraph No. 7 of the Master Deed providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and a power of sale to enforce the assessment lien.

THIS conveyance is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed, By-Laws and Charter establishing a Horizontal Property Regime of Parthenon Place Condominiums of record aforementioned, said Register's Office; easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor herein.