WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/28/04 15:46 2pgs
Fees:13.00 Taxes:444.00

20040528-0063340

State of Tennessee
County of Davidson

File No. 17134-1

The actual consideration or value, whichever is greater, for this transfer is **$120,000.00.**

Christopher J. Demetra
Affiant

Subscribed and sworn to before me, this the 27th day of May, 2004.

Notary Public

My commission expires: 5/30/07

(AFFIX SEAL)

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christopher J. Demetra	**"New Owner"**	**104-02-0-K-003co**
3137 Parthenon Avenue, Unit #3		
Nashville, TN 37203		

FOR AND IN 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, I,

Jennifer M. Elliott Millard, married, n/k/a Jennifer A. Millard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher J. Demetra, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 3 on the Plan of The Courtyard Condominiums, as of record as shown on Exhibit "C" to the Master Deed of record in Book 7136, Page 204 and as amended in Book 7213, Page 126 and specifically shown in Book 7136, Page 263, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jennifer M. Elliott, by Warranty Deed from M & M Partners, Inc., a Tennessee corporation, of record in Instrument No. 20000601-0054770, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject 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, of record aforementioned; 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 establishing a Horizontal Property Regime of The Courtyard Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

DOUGLAS BRYAN MALONE, spouse of the above named Jennifer M. Elliott n/k/a Jennifer A. Millard, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his martial rights.

This is Improved (X) Unimproved (____) property, known as: **3137 Parthenon Avenue, Unit #3, Nashville, TN 37203**

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 convenant 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 **27th** day of **May, 2004.**

Jennifer M. Elliott Millard

Jennifer A. Millard

Douglas Bryan Malone

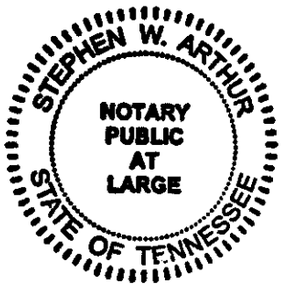
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer M. Elliott Millard n/k/a Jennifer A. Millard and husband, Douglas Bryan Malone,** the bargainors, 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 Nashville, Tennessee, this **27th** day of **May, 2004.**

Notary Public

My Commission Expires: 5/30/07



Comm. Expires 05/30/07