PREPARED BY (AND RETURN TO):

OPPENHEIMER BLEND HARRISON + TATE, INC.
ATTORNEYS AT LAW
711 NAVARRO, SIXTH FLOOR
SAN ANTONIO, TEXAS 78205
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Davidson County DEEDWARR
Recvd: 10/08/04 10:00 3pgs
Fees:18.00 Taxes:943.50
20041008-0121775

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
TURRAMURRA, LTD. P. O. Box 6630 San Antonio, Texas 78209	TURRAMURRA, LTD. P. O. Box 6630 San Antonio, Texas 78209
TAX MAP-PARCEL NUMBERS: 104-09-L-202	

WARRANTY DEED

FOR VALUABLE CONSIDERATION and as a contribution of capital, the receipt of which is hereby acknowledged, the **undersigned HUGH E. TOBIN and spouse, NINA M. TOBIN,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **TURRAMURRA, LTD.**, a Texas limited partnership, hereinafter called the **Grantee**, Grantee's successors and assigns that certain tract or parcel of land in Davidson County, Tennessee described as follows: **To Wit**:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 202 of The Westende Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 7288, Page 65, 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.

Being the same property conveyed to Grantor by deed from Muriel J. Robinson, married, of record in Instrument No. 20020102-0000267, Register's Office for Davidson County, Tennessee.

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

Above described conveyance is subject to; Taxes for 2004, and subsequent years; Master Deed and By-Laws of record in Book 7288, Page 65, as amended in Book 8713, Page 111, said Register's Office, shows an owner's certificate, minimum setback lines and easements to which Master Deed & By-Laws are incorporated herein and made a part hereof by reference; Subject to the provisions of the condominium Master Deed of record in Book 7288, Page 65, 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, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as: 3733 West End Ave., Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's successors or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

The parties hereto hereby acknowledge that Grantor and Bondi, L.L.C., a Texas limited liability company, are the only partners of Grantee, and Grantor is the only member of Bondi, L.L.C. and, notwithstanding the fact that this Deed is in the form of a direct conveyance by Grantor to Grantee, this Deed shall be deemed to be (i) a contribution of an undivided 99% interest in the Property by Grantor to Grantee, (ii) a contribution of an undivided 1% interest in the Property by Grantor to Bondi, L.L.C., and thence (iii) a contribution of that undivided 1% interest by Bondi, L.L.C. to Grantee.

WITNESS THE EXECUTION HEREOF this 28 day of September, 2004.

Hugh E. Tobin

Nina M. Tobin

STATE OF TEXAS)
)
COUNTY OF BEXAR)

ACKNOWLEDGMENT

THE FOREGOING instrument was acknowledged before me 28 day of September, 2004 by HUGH E. TOBIN and NINA M. TOBIN.

(SEAL)
NOTARY PUBLIC FOR THE STATE OF TEXAS
COMMISSION EXPIRES: 12-20-2005

STATE OF TEXAS

COUNTY OF BEXAR

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $ 255,000.00.

Affiant

Sworn and subscribed before me this 28 day of September, 2004.

(SEAL)
NOTARY PUBLIC FOR THE STATE OF TEXAS
COMMISSION EXPIRES: 12-20-2005