PREPARED BY (AND RETURN TO):

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W & I Ref:(gj) Title No: 45920
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/14/04 11:54 2pgs
Fees:13.00 Taxes:460.65

20041014-0123866

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mark Chen 113 Summit Ridge Court Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 131-05-B-113

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$124,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dominic Bonvissuto , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Chen,** * hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

* and Kumi Hagiwara, Husband and wife

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.113 of Four Seasons Condominium horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5050 page30 and as shown on Exhibit "D" of record in Book 6841, page 349 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 Dominic Bonvissuto by deed from Jennifer Yannucci, single and Dean A. Yannucci, married of record in Doc. No. 20030603-0075392, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5050, Page 30 and shown as Exhibit "D" to the Master Deed in Book 6841, page 349, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; Easement agreements of record in Book 6869, page 157 and Book 6869, page 162, rerecorded in Book 6870, page 966 and Book 7776, page 899; Easement agreement of record in Doc. No. 20010912-0099679, said Register's Office; The provisions of the condominium Master Deed of record in Book 6841, page 349, Book 6847, page 122, 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.

This is improved property, known as: 113 Summit Ridge Court, Nashville, Tennessee 37215

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 heirs 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 heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of September, 2004.

9-24-04

Dominic Bonvissuto

State of TENNESSEE

County of DAVIDSON

On this 24th day of September, 2004 , before me the undersigned authority, personally appeared Dominic Bonvissuto , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $124,500.00

9-24-04

Affiant

Sworn and subscribed before me this the 24th day of September, 2004

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public