RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/28/05 14:43 3 pgs
Fees:18.00 Taxes:427.35

20050128-0010650

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $115,500.00.

Affiant

Subscribed and sworn to me on January 28, 2005.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
JUNE E. ROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20551SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mary Cosmides 1072 Shoreline Drive San Mateo, CA 94404	SAME	117-03-0-A-059.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jennifer Mason Chalos (aka Jennifer J. Mason), hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Mary Cosmides, an unmarried person, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Unit 59, on the Plan of Versailles Apartments, of record in Book Plat Book 5050, page 80, page corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed and By-Laws for Versailles Apartments, as of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, Book 5667, page 375, Book 777, page 955 and Book 8434, page 719, Register's Office for Davidson County, Tennessee, 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 Plat for Versailles Apartments, for proper identification.
>
> Being the same property conveyed to Jennifer J. Mason, unmarried, by Warranty Deed from Boyd Padfield and wife, LaLena D. Butler, of record as Instrument No. 200005260052813, Register's Office for Davidson County, Tennessee. The said Jennifer J. Mason is now known as Jennifer Mason Chalos.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. All matters as shown on the plan of record in Plat Book 5050, page 80, as corrected in Book 5173, page 153, Register's Office for Davidson County, Tennessee; and
3. The premises herein described is a condominium apartment established pursuant to 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 interests 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Versailles Apartments of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, Book 5667, page 375, Book 7770, page 955 and Book 8434, page 719, Register's Office for Davidson County, Tennessee; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3000 Hillsboro Road, Unit 59, Nashville, TN 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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized 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; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

The said Mark P. Chalos, husband of Jennifer Mason Chalos, hereby joins in this deed to convey his marital interest, if any, and not to be bound by any warranties, expressed or implied.

WITNESS our hands on January 28, 2005.

Jennifer Mason Chalos (aka Jennifer J. Mason)

Mark P. Chalos

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 28, 2005, before me personally appeared **Jennifer Mason Chalos (aka Jennifer L. Mason)** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on January 28, 2005.

NOTARY PUBLIC

My Commission Expires: _____

NOTARY PUBLIC
AT LARGE
Amy Adams Cowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 24th, 2005, before me personally appeared **Mark P. Chalos** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on January 24, 2005.

NOTARY PUBLIC

My Commission Expires: 3/22/08

HOLLY C. ASHBY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 22, 2008