Y0-A

Davidson County DEEDWARR
Recvd: 04/15/05 15:31 2 pgs
Fees:13.00 Taxes:527.25
20050415-0042376

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Bettylyn M. Minton
Robert S. Minton
1111 N. Gulfstream Ave., #6E
Sarasota, FL 34236

SEND TAX BILL:

New Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 143-3-0-D
PARCEL 153 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Pierre Alain Behar, married** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Bettylyn M. Minton and husband, Robert S. Minton**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No.153, on the Revised Plan of Harpeth Trace Highrise Condominium Apartments, of record in Plat Book 5050, page 47, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Harpeth Trace Condominiums, a horizontal property regime established by Master Deed of record in 5116, page 751, said Register's Office.
>
> Being the same property conveyed to Pierre Alain Behar by deed from Dixie Louise Pepper, of record in Book 11664, page 875, said Register's Office.
>
> Cathy Marie Behar joins in the execution of this instrument to convey any interest she may have in the subject property as spouse of Pierre Alain Behar.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 153 Harpeth Trace Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property 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 himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 14th day of April, 2005.

Pierre Alain Behar

Cathy Marie Behar

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Pierre Alain Behar and Cathy Marie Behar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 14th day of April, 2005.

Notary Public

JEANNE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires September 30, 2006

My Commission Expires: ~~01/24/09~~ 9-30-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $142,500.00.

AFFIANT

Subscribed and sworn to before me
this 14th day of April, 2005.

NOTARY PUBLIC

JEANNE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires September 30, 2006

My Commission Expires: 9-30-06