WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/05 15:19 3 pgs
Fees:18.00 Taxes:869.50

20050623-0072503

ROBIN S. EDWARDS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 28, 2007

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

John Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Robin S Edwards
Notary Public

MY COMMISSION EXPIRES: 3/28/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Shuler	Pinnacle National Bank	104-10-C-035.00-CO
(NAME)	(NAME)	
358 Elmington Avenue	211 Commerce Street, Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 9th day of June, 2005 by and between ADAM ANDREW MASON AND FLAVIA MONTANARI PINTO , party of the first part, and Robert SHuler _____, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to ADAM ANDREW MASON AND FLAVIA MONTANARI PINTO by deed from * , dated 6/23/2003 and filed of record in Record Book **, page ____, Register's Office for DAVIDSON County, Tennessee. *Thanh C. Duong and wife, Loan C. Duong
**Instrument #20030630-0089738

Subject to Restrictions of record in Deed Book n/a, Page n/a, Deed Book n/a, page n/a, Deed Book n/a, page n/a, and Deed Book n/a, page n/a, said Register's Office. Further subject to easements, covenants, agreements, and mineral exceptions, if any, of record. By-Laws in Book 4486, Page 553; Book 4963, Page 263; Book 5362, Page 258; Book 5516, Page 302, said Register's Office.
TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Adam Andrew Mason
ADAM ANDREW MASON

Flavia Montanari Pinto
FLAVIA MONTANARI PINTO

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said County and State, personally appeared ADAM ANDREW MASON, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Nashville, Tennessee this 5 day of April, 2005

Commission expires:

My Commission Exp. March 21, 2009

Barbara Haselton
Notary Public

BARBARA HASELTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said County and State, personally appeared FLAVIA MONTANARI PINTO, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Nashville, Tennessee this 5th day of April, 2005

Commission expires:

My Commission Exp. March 21, 2009

Barbara Haselton
Notary Public

BARBARA HASELTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

EXHIBIT "A"

----------LEGAL DESCRIPTION----------

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. H-35 of Elmington Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4660, Page 60, 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.

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable.
By-Laws of Elmington Homeowners Association of record in Book 4486, Page 553, as amended in Book 4963, Page 263; Book 5362, Page 258; Book 5516, Page 302, Register's Office for Davidson County, Tennessee.
Master Deed of Elmington Homeowners Association of record in Book 4486, Page 547, amended in Book 4963, Page 265, Register's Office for Davidson County, Tennessee.
Charter of Elmington Condominium Association, Inc., of record in Book 4790, Page 686, said Register's Office.