FILE BOX #3

WARRANTY DEED

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2005

Notary Public:

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Enver Mysja	SunTrust Mortgage, Inc.	Map 95
2258 Lebanon Pike; Unit #43	201 4th Ave. North, 7th Floor	Group 3-0-A
Nashville, TN 37214	Nashville, TN 37219	Parcel 43 CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Mary Anne Florek, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Enver Mysja and wife, Lumturi Mysja

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit No. 43 on the Plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, Page 253, in the Register's Office for Davidson County, Tennessee, and as shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, Page 275, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Mary Anne Florek, unmarried, by deed from Lucile Qualls-Wright, unmarried, of record in Instrument 20010302-0019813, said Register's Office.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 6685, Page 253; Book 6685, Page 277, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Master Deed of record in Book 6685, Page 277, said Register's Office; (3) Memorandum of Lease of record in Book 10419, Page 544, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2258 Lebanon Pike; Unit #43, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 23rd day of June, 2005.

Mary Anne Florek

Davidson County DEEDWARR
Recvd: 06/27/05 10:45 2 pgs
Fees:13.00 Taxes:273.80

20050627-0073378

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Anne Florek, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of June, 2005.

My Commission Expires: 01/24/09

Notary Public

