THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24463-06-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant Subscribed and sworn to before me this 28th day of July, 2005. Notary Public NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Hector Caballero, Volha Caballero 903 Harpeth Valley Place Nashville, TN 37221	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.127-16-0-A Parcel No. 014.00 co

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alabaster Arts, Inc.**, a Michigan corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hector Caballero and wife, Volha Caballero and** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 903 Harpeth Valley Place, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of July, 2005.

Alabaster Arts, Inc. a Michigan corporation

By: _____
Steven W. Thomas, President

Davidson County DEEDWARR
Recvd: 08/03/05 15:51 2 pgs
Fees:13.00 Taxes:1184.00
20050803-0091357

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Steven W. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of Alabaster Arts, Inc., the within named bargainor, a corporation, and that he as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such aforesaid authorized officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 28th day of July, 2005.

Notary Public

DONALD E. KNIFFEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1B, together with the appurtenant interest in the common elements of Harpeth Valley Office Park Condominiums horizontal property regime established by Master Deed, of record as Instrument No. 200003240029968, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the Supplement and Amendment to the Master Deed in Instrument No. 20010814-0087370, and being located upon Lot No. 1 on the Plan of First Amendment of Lots 1 and 12 Final Plat Harpeth Valley Office Park of record in Plat Book Instrument No. 20010409-0034502, page , Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alabaster Arts, Inc. a Michigan Corporation by deed dated 8/17/2001 from French River Development Company, LLC, a Tennessee Limited Liability company of record in Instrument No. 20010820-0089639, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Harpeth Valley Office Park of record in Book 11651, page 501, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Harpeth Valley Office Park Condominium Owners Association, Inc. of record in Instrument No. 200003240029967, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Harpeth Valley Office Park Condominiums, of record in Instrument No. 200003240029968 as supplemented and amended in Instrument No. 20010814-0087370, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Instrument No. 200104090034502, Register's Office for Davidson County, Tennessee.