Bof 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $227,500.00.

Affiant

Subscribed and sworn to me on October 31, 2005.

NOTARY PUBLIC

JUNE E. ROWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

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

Davidson County DEEDWARR
Recvd: 10/31/05 14:45 3 pgs
Fees:18.00 Taxes:841.75

20051031-0131433

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21029SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Horizons USA, LLC P.O. Box 27 Cookeville, TN 38503	SAME	104-2-Y-107CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Parthenon Partners, LLC, a Tennessee limited liability company, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Horizons USA, LLC, a Tennessee limited liability company,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 107 of The Courts at Parthenon, a condominium, established by Master Deed of record as Instrument No. 20041201-0144194 in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended; said Unit No. 107 also being part of the same property shown on Exhibit "E" to the By-Laws of The Courts at Parthenon Owner's Association, Inc., of record as Instrument No. 20041203-0144195 in said Register's Office.

Being a portion of the same property conveyed to Parthenon Partners, LLC, by Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, of record as Instrument No. 20040309-0027066 in the Register's Office for Davidson County, Tennessee.

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 Grantees; and
2. 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; 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 establishing a Horizontal Property Regime of the Courts at Parthenon, a condominium, of record as Instrument No. 20041203-0144193 in the Register's Office for Davidson County, Tennessee; and

4. Matters shown on plan of record as Instrument No. 20030331-0041890 in said Register's Office; and
5. Charter of The Courts at Parthenon Owner's Association, Inc., of record as Instrument No. 20041203-0144193, and By-Laws of record as Instrument No. 20041203-0144195 in said Register's Office; and
6. Matters shown on Plan of record as Exhibit "E" to By-Laws of record as Instrument No. 20041203-0144195 in said Register's Office; and
7. Deed of Conveyance for waters mains of record in Book 5788, page 257, in said Register's Office; and
8. Stormwater Detention Agreement of record in Book 6517, page 691, in said Register's Office; and
9. Lack of direct access to and from controlled access highway (I-440); and
10. Title to that portion of the property embraced by the bounds of former Alley No. 702; and
11. Easements retained by Metropolitan Government pursuant to Bill No. 62-261 amending the official street map by abandoning, vacating and closing Alley No. 702, being the first alley north of Parthenon Avenue running west off Oman Street westwardly to the Tennessee Central Railway right-of-way, of record in the Metro Clerks Office for Davidson County, Tennessee; and
12. Terms and conditions of Lease by and between HCA Realty, Inc., and Oman construction Company, dated October 9, 1984, as disclosed by Assignment of Lease of record in Book 7291, page 123, in said Register's Office; and
13. Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee; and
14. Subject to the rights of others in and to the common elements; and
15. Subject to the lien for special assessments contained in the Master Deed and By-Laws.

This property is also known as improved property located at 3166 Parthenon Avenue, Unit 107, Nashville, TN 37203.

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 GRANTORS do covenant with the said GRANTEES that they are 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands on October 28, 2005.

Parthenon Partners, LLC

By: _____
Kevin McGinn, Secretary/Treasurer

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Kevin McGinn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary/Treasurer (or other officer authorized to execute the instrument) of Parthenon Partners, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Secretary/Treasurer executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Secretary/Treasurer.

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

_____
NOTARY PUBLIC

My Commission Expires: _____

JUNE E. ROWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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