This instrument prepared by:

First American Title Insurance Company
303 Center Avenue
Dickson, Tennessee 37055
(615)446-6730

Davidson County DEEDWARR
Recvd: 12/05/05 09:28 3 pgs
Fees:18.00 Taxes:592.00
20051205-0145547

File No.: **2114-1036612**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-eighth day of November, 2005**, by and between **Moshe Alexandroni and Burnette D. Alexandroni, husband and wife**, parties of the first part, and **Mary Francis Rudy, an unmarried woman and Beth Thomas, a married woman as joint tenants with right of survivorship**, party of the second part,

WITNESSETH: This 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 had 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 City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 2 OF PHASE 1, CORONADA TOWN HOME, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE PLAN OF RECORD IN BOOK 4860, PAGE 26, 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.

BEING THE SAME PROPERTY CONVEYED TO MOSHE ALEXANDRONI AND BURNETTE D. ALEXANDRONI, HUSBAND AND WIFE BY WARRANTY DEED FROM DIANNE WILLIAMS FORD, UNMARRIED, RECORDED ON THE 25TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050525-0058876, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **142-08-0-A 002.00 CO**

X Improved OR
Unimproved property located at: **102 Holly Forest, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her 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 he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

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

WITNESS the signature of the party of the first part of the day and year first above written.

Moshe Alexandroni

Burnette D. Alexandroni

STATE OF **TN**

COUNTY OF **DICKSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Moshe Alexandroni and Burnette D. Alexandroni** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-eighth day of November, 2005.**

ADAM LAPSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires NOV. 22, 2008

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Owner's Name: **Mary Francis Rudy**

and Address: **102 Holly Forest**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$160,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Miranda Pierzchalski
Affiant

Subscribed and sworn to before me this **Twenty-eighth day of November, 2005.**

Notary Public

My Commission Expires: 3.1.08

RITA MANGRUM
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN