| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| **Jerry P. Malesa and wife<br>Krystyna H. Malesa<br>3158 Hillsboro Pike<br>Nashville, Tennessee 37215** | **Map/Parcel<br>117-7-B-101** | same |

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
1600 Division Street, Suite 700, Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 01/06/06 12:17 3 pgs
Fees:18.00 Taxes:805.09

20060106-0002308

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Hudspeth Properties, L.L.C.**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Jerry P. Malesa and wife, Krystyna H. Malesa** (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties and assume by Grantee.

2. All matters on the Plan of record in Book 5800, page 63, Register's Office for Davidson County, Tennessee.

3. Horizontal Property Act and requirements of the Claridge, of record in Book 5896, page 607, and by-laws appended thereto in Book 5896, page 639, Register's Office for Davidson County, Tennessee.

This is improved property known as **3158 Hillsboro Pike, The Claridge Condominium, Unit 101, Nashville, Tennessee 37215.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $217,591.00.

JESSICA TALBOT NOTARY PUBLIC PUTAT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 24, 2008

Affiant

Subscribed and sworn to before me this 3rd day of August, 2005.

Notary Public
My Commission Expires:

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever .

IN WITNESS WHEREOF, the Grantor has executed this Deed this 1 day of August, 2005.

**HUDSPETH PROPERTIES, L.L.C.**
A Tennessee limited liability company

By: Diane Hudspeth Roddey
Diane Hudspeth Roddey
Chief Manager

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Diane Hudspeth Roddey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Chief Manager of HUDSPETH PROPERTIES, L.L.C.,** the within named bargainor, a Tennessee limited liability company, and that she as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by herself as Chief Manager.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 1st day of August, 2005.

Carol A. Wilson
Notary Public

My Commission Expires:
7-19-08

CAROL A. WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

# Exhibit A

Being Unit No. 101as shown on the Plat of The Claridge of record in Book 5800, Page 63, Register's Office for Davidson County, Tennessee, together with storage Room S-3, as shown on said plat together with an undivided interest in the common elements of The Claridge Association, all as described in Book 5896, Page 607, et seq., said Register's Office.

BEING the same property conveyed to Hudspeth Properties, L.L.C. by Warranty Deed from Julianne McAdams (now married and known as Julianne McAdams Edwards), dated 06/01/01, recorded 06/04/01, as Document No. 200106040057489, Davidson County, Tennessee.

BEING the same property conveyed to Jerry P. Malesa and Krystyna H. Malesa by Warranty Deed from Hudspeth Properties, L.L.C., dated _____, recorded _____, in Book _____, Page _____, Davidson County, Tennessee.

20060106000 2308