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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 25235-03-2006**<br><br>**Record & Return To:**<br>**First Title and Escrow Company, Inc.**<br>**2000 Richard Jones Road, Suite 110**<br>**Nashville, TN 37215**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $215,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 31st day of March, 2006.<br><br>Notary Public<br><br>My Commission Expires:<br><br>NOTARY PUBLIC AT LARGE STATE OF TENNESSEE Christina M. Read My Commission Expires November 25, 2006 |

# WARRANTY DEED

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| **Address New Owner:**<br>Glenda S. Flexner<br>203 W. Quitman Street<br>Iuka, MS 38852 | **Send Tax Bills To:**<br>NEW OWNER | **Tax Information:**<br><br>Map No.104.06-0A<br>Parcel No. 115.00-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, **Mark Marshall Bass, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Glenda S. Flexner, Married** ("Grantee"), its 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 3415 West End Avenue, Unit 1012, Nashville, TN 37203

**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 31st day of March, 2006.

Mark Marshall Bass

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mark Marshall Bass**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2006.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 04/11/06 15:31 2 pgs
Fees:13.00 Taxes:795.50

20060411-0041796

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1012 on the Plan of Continental Condominium, of record in Plat Book 5200, pages 399-401, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Continental Condominium, a horizontal property regime established by Master Deed of record in Book 5862, page 589, amended in Book 6135, page 788, Book 6435, page 549, and Book 7475, page 137, said Register's Office.

Being the same property conveyed to Mark Marshall Bass, Unmarried by Warranty Deed dated March 1, 2004 from Lisa High, Unmarried of record in Instrument No. 20040304-0025088, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. 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 Continental Condominiums, of record in Book 5862, page 589, amended in Book 6135, page 788, Book 6435, page 549, and Book 7475, page 137, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5200, pages 399-401, Register's Office for Davidson County, Tennessee.
5. Easement of record in Book 4825, page 592, Register's Office for Davidson County, Tennessee.
6. Resolutions recorded in Book 7461, page 217 and in Instrument No. 20051024-0128399, Register's Office for Davidson County, Tennessee.