THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25263-03-2006** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me this 25th day of April, 2006. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Marc M. Bass 3158 Parthenon Avenue, Unit #103 Nashville, TN 37203	SunTrust Mortgage, Inc. P.O. Box 79041 Baltimore, MD 21279-0041	Map No.104.02-0Y Parcel No. 103.00-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, **Horizons USA, a Tennessee General Partnership**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marc M. Bass, Unmarried** ("Grantee"), his 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 3158 Parthenon Avenue, Unit #103, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his 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 25th day of April, 2006.

Horizons USA, a Tennessee General Partnership

BY: _____

James P. Wright, General Partner

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared James P. Wright 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 General Partner of Horizons USA, a Tennessee General Partnership, the within named bargainor, and that he as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of Horizons USA, a Tennessee General Partnership by himself as said General Partner.

Witness my hand and official seal, at Nashville, Tennessee, 25th day of April, 2006.

Notary Public

My commission expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 05/01/06 14:30 2 pgs
Fees:13.00 Taxes:1110.00

20060501-0049859

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 103, together with the appurtenant interest in the common elements of The Courts at Parthenon, a horizontal property regime established by Master Deed, of record in Instrument No. 20041203-0144194 and By Laws of record as Instrument No. 20041203-0144195, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed.

Being the same property conveyed to Horizons USA, a Tennessee General Partnership by Quitclaim Deed dated April 25, 2006 from Horizons USA, LLC, a Tennessee limited liability company of record in Instrument No. 20060501004985 8, 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. By-Laws of The Courts at Parthenon Owner's Association, of record in Instrument No. 20041203-0144195, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of The Courts at Parthenon Owner's Association, Inc. of record in Instrument No. 20041203-0144193, 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 The Courts at Parthenon, of record in Instrument No. 20041203-0144194, 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. 20030331-0041890, Register's Office for Davidson County, Tennessee.