WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/06 08:31 2 pgs
Fees:13.00 Taxes:743.70
20060602-0064750

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,000.00

Affiant

Subscribed and sworn to before me, this 29th day of May, 2006

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires November 22, 2008

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Salotti	FIRST HORIZON HOME LOANS CORPORATION	092-16-O-C
(NAME)	(NAME)	(MAP)
807 18th Avenue South #308	7794 DONEGAN DRIVE	308.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37203	MANASSAS, VA 20109	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Peter J. Connerth, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Marc Salotti and Mark S. Salotti as joint tenants both with the right of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 308 of 807 Eighteenth Avenue, a Condominium, a Horizontal Property Regime, located on Eighteenth Avenue South, Nashville, TN, as established under Master Deed recorded in Instrument No. 20041214-0148798 as amended in Instrument No. 20041216-0149823 and Instrument No. 20050504-0050222 as re-recorded in Instrument No. 20060109-0003220, and further described on plan of record attached to said Master Deed as "Exhibit E", said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of 807 Eighteenth Avenue, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20041214-0148798 as amended in Instrument No. 20041216-0149823 and Instrument No. 20050504-0050222 as re-recorded in Instrument No. 20060109-0003220, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein. **

**see page two for conveyance of Parking Space#7.

Being the same property conveyed to Peter J. Connerth by deed from 807 Eighteenth Partners, LLC, dated January 11, 2006, of record in Instrument No. 20060119-0007272, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 807 18th Avenue South #308, Nashville, Tennessee 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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this 29th day of May, 2006.

Peter J. Connerth

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Peter J. Connerth; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of May, 2006.

Notary Public

My Commission Expires: 5/22/10

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Parking Space #7 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the unit.

Jay H. Smith
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County