This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 09/05/06 14:56 2 pgs
Fees:13.00 Taxes:925.00
20060905-0109476

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 250,000.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2006.

ANNE D. WELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: Nov. 14, 2009

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Rita Montesi 151 Jefferson Square Nashville, TN 37215	Same	131-05-O A 151.CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Timothy J. Quain**, an individual, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rita Montesi and husband, Arthur Baerlin**, individuals, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. 151 on the Plan of Section One, of Jefferson Square Townhouses, as of record in Plat Book 4675, Page 12, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Timothy J. Quain and Robert F. Clarke, both unmarried, Tenants in Common with Rights of Survivorship by Deed from W. C. Gore and wife, Karen Gore of record in Book 10285, Page 539; and then further conveyed to Timothy J. Quain by Amended Order of Probate for Muniment of Title in the matter of The Estate of Robert F. Clarke of record in Instrument No. 20050405-0037244, Register's Office for Davidson County, Tennessee

This property is made subject to the following:

1. 2006 County Taxes a lien, not yet due and payable.

2. Subject to all matters on Plan of record in Book 4675, Page 12, Register's Office for Davidson County, Tennessee.

3. Subject to Master Deed contained in Instrument of record in Book 4731, Page 332 and as amended of record in Book 5826, Page 693; Book 8550, Page 3 and in Instrument No. 20051027-0130020, Register's Office for Davidson County, Tennessee.

4. Subject to By-Laws of record in Book 4731, Page 341 and as amended in Book 5676, Page 31; Book 8231, Page 418; Book 8550, Page 973; Book 9276, Page 249; Book 6700, Page 719 and in Book 10355, Page 306, Register's Office for Davidson County, Tennessee.

5. Subject to Charter for the Homeowner's Association of record in Book 8485, Page 642 and in Instrument Nos. 20000209-0013274 and 20000209-0013275, Register's Office for Davidson County, Tennessee.

This is improved property known as: 151 Jefferson Square Nashville, TN 37215.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of August, 2006.

By: _____

Timothy J. Quain

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Anne D. Welton, a Notary Public in and for said County and State, the within named Timothy J. Quain, the bargainor, 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 and official seal at Nashville, Tennessee, on this 31st day of August, 2006.

Anne D. Welton
NOTARY PUBLIC

My Commission Expires: Nov. 14, 2009

ANNE D. WELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY