Davidson County DEEDWARR
Recvd: 10/19/06 16:12 3 pgs
Fees:18.00 Taxes:592.00

20061019-0130181

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $160,000.00. Affiant Subscribed and sworn to before me, this 18th day of October, 2006. Notary Public My Commission Expires 3-31-07

JAN O'BRIEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

Address New Owner As Follows:
Mario Ferrari and Gina Ferrari
3415 West End Avenue, Unit 504
Nashville, TN 37203

Send Tax Bills To:
New Owner

Map-Parcel Number:
~~104~~ 06-0-A 040.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD BRAUN, unmarried, AND GERMAINE R. BRAUN, NOW KNOWN AS GERMAINE R. LAWLESS, married,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MARIO FERRARI, unmarried, AND GINA FERRARI, unmarried,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 504 on the Plan of Continental Condominium of record in Plat Book 5200, page 399 thru 401, Register's Office for said County, to which plan reference is hereby 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 Richard Braun and Germaine R. Braun, father and daughter, by deed from William Wong, dated June 9, 2000, of record as Instrument No. 200006260063429, Register's Office for Davidson County, Tennessee. Germaine R. Braun having since married and is now known as Germaine R. Lawless.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

The above described property is not the usual place of residence of Germaine R. Lawless or her spouse.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 5200, page 399, as amended in Book 6135, page 788, and Book 6435, page 549, Register's Office for Davidson County, Tennessee.

2. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws of record in Book 5862, page 589, as amended in Book 6135, page 788, Book 6435, page 549, and Book 7475, page 137, Register's Office for said County.

3. Permanent overhand easement for the construction and maintenance of an electrical power transmission line of record in Book 4825, page 592, said Register's Office.

4. Certificates filed by Continental Homeowner's Association pertaining to approved Resolutions of record in Book 7461, page 217, and Instrument No. 20051024-0128399, said Register's Office.

5. Charter of Continental Homeowners' Association of record in Book 5864, page 834, said Register's Office.

This is improved property known as 3415 West End Avenue, Unit 504, Nashville, TN 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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 18th day of October, 2006.

Richard Braun

Germaine R. Lawless

By: _____
Richard Braun, her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD BRAUN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 16th day of October, 2006.

Notary Public

My Commission Expires:

ERLENE LEE HAMLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD BRAUN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact for Germaine R. Lawless, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 16th day of October, 2006.

Notary Public

My Commission Expires:

ERLENE LEE HAMLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007