THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Davidson County DEEDWARR
Recvd: 11/22/06 08:02 2 pgs
Fees:13.00 Taxes:1639.10
**20061122-0144772**

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| Eva K. Jermakowicz<br>1610 19th Avenue South<br>Nashville, Tennessee 37212 | New Owner | 104-08-0-H-8 CO |
| | | |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE COMMODORE CAPERS, A TENNESSEE GENERAL PARTNERSHIP**, has this day bargained and sold, and does hereby transfer and convey unto the said **EVA K. JERMAKOWICZ**, the Grantee herein, her (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being all of Unit No. 7, on the Horizontal Property Regime known as Commodore Capers Townhomes, created by that certain Master Deed and Bylaws of record as Instrument No. 20030811-0114231, Register's Office for Davidson County, Tennessee, together with all rights in the Common Elements of Commodore Capers Townhomes which accrue to the owners of such Units.

Being part of the same property conveyed to THE COMMODORE CAPERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from THE VANDERBILT UNIVERSITY, of record as Instrument No. 20020821-0101341, dated August 19, 2002, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $443,000.00
Subscribed and sworn to before me
this 21st day of November, 2006. Affiant
My Commission Expires: 11/22/08
Notary Public

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

This is improved property located at 1610 19th Avenue South, Nashville, Davidson County, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her (successors), heirs and assigns forever I covenant that The Commodore Capers, a Tennessee General Partnership, 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.

I further covenant and bind The Commodore Capers, a Tennessee General Partnership, to warrant and forever defend the title to said real estate to said Grantee, her (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 20th day of November, 2006.

**THE COMMODORE CAPERS,**
**a Tennessee General Partnership**

BY: _____
**JEFFERY N. HAYNES**
Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **JEFFERY N. HAYNES**, and who, upon oath, acknowledged himself to be Managing Partner of The Commodore Capers, a Tennessee General Partnership, and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as Managing Partner.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 20th day of November, 2006.

JUDY CALLIS NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

_____
NOTARY PUBLIC

My Commission Expires: 3/22/08