PREPARED BY (AND RETURN TO):

OPPENHEIMER BLEND HARRISON + TATE, INC.
ATTORNEYS AT LAW
711 NAVARRO, SIXTH FLOOR
SAN ANTONIO, TEXAS 78205
TELEPHONE: (210) 224-2000
FACSIMILE: (210) 224-7540
obht.com

Davidson County DEEDWARR
Recvd: 01/22/07 12:32 3 pgs
Fees:18.00 Taxes:1461.50
20070122-0008460

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
BONDI, L.L.C. P. O. Box 781729 San Antonio, Texas 78278	BONDI, L.L.C. P. O. Box 781729 San Antonio, Texas 78278
TAX INFORMATION MAP NO.: 104.09-0L PARCEL NO.: 203.00-CO	

WARRANTY DEED

FOR VALUABLE CONSIDERATION and as a contribution of capital, the receipt of which is hereby acknowledged, the **undersigned NINA M. TOBIN**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **BONDI, L.L.C.**, a Texas limited liability company, hereinafter called the **Grantee**, Grantee's successors and assigns, all of that tract or parcel of land in Davidson County, Tennessee more particularly described on Exhibit "A" hereto.

This is improved property, known as: 3733 West End Ave., #203, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered, except as set out on Exhibit "A" hereto.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors, heirs and assigns, to warrant and forever defend the title to the said real estate to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except as set out on Exhibit "A" hereto.

WITNESS THE EXECUTION HEREOF this 7th day of December, 2006.

Nina M Tobin

NINA M. TOBIN

STATE OF TEXAS §
§ ACKNOWLEDGMENT
COUNTY OF BEXAR §

THE FOREGOING instrument was acknowledged before me on the 7th day of December, 2006, by NINA M. TOBIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

SHELLEY P. MORKOVSKY
Notary Public, State of Texas
My Commission Expires Nov. 9, 2008

NOTARY PUBLIC FOR THE STATE OF TEXAS (SEAL)

STATE OF TEXAS §
§
COUNTY OF BEXAR §

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Affiant

Sworn and subscribed before me this 7th day of December, 2006.

SHELLEY P. MORKOVSKY
Notary Public, State of Texas
My Commission Expires Nov. 9, 2008

NOTARY PUBLIC FOR THE STATE OF TEXAS (SEAL)

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 203, together with the appurtenant interest in the common elements of The Westende Condominiums, a horizontal property regime established by Master Deed, of record in Book 7288, page 65, amended in Book 8713, page 11, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Robert E Frankum and wife, Diana Frankum by deed dated 03/10/2003 from Nicholas Erik Sieveking, unmarried of record in Instrument No. 20030312-0032798, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of The Westend Homeowners' Association, Inc. of record in Book 6981, page 550, amended in Book 8275, page 811, Register's Office for Davidson County, Tennessee.
3. 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 Westende Condominiums, of record in Book 7288, page 65, amended in Book 8713, page 11, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.