Davidson County DEEDWARR
Recvd: 05/25/07 14:48 3 pgs
Fees:18.00 Taxes:666.00
20070525-0062781

THIS INSTRUMENT PREPARED BY:
ALLEN LENTZ
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 $180,000.00.

Stephanie N. Spector
Affiant

Subscribed and sworn to before me, this 25th day of May, 2007.

Notary Public

My Commission Expires: 1-12-09

IVA J. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

Address New Owner As Follows:
Jeremy and Melanie Lyon
3415 West End Avenue, Unit 101A
Nashville, TN 37203

Send Tax Bills To:
Owner

Map-Parcel Number:
104-6-A-132CO

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, **PATRICIA S. MYNATT**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JEREMY LYON AND WIFE, MELANIE LYON**, 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 No. A, as shown on the map entitled Revisions of the First Floor, Continental Condominiums, of record in Plat Book 6900, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Mynatt by Warranty Deed from Patricia C. Williams, as Trustee to the Rudy Elois Ruark, Jr. Irrevocable Trust of record in Book 8986, Page 853, Register's Office for Davidson County, Tennessee; and further being the same property conveyed

to Patricia S. Mynatt by Quitclaim Deed from John Mynatt of record in Book 9577, Page 897, said Register's Office.

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

This conveyance is made subject to:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6900, page 43, Register's Office for Davidson County, Tennessee.

3. Easement for overhang of electric power line of record in Book 4825, Page 592, Register's Office for Davidson County, Tennessee.

4. 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 ByLaws establishing a Horizontal Property Regime of Continental Condominiums Condominiums, of record in Book 5862, page 589; and amended in Book 6135, Page 788 and in Book 6435, Page 549, Register's Office for said County.

5. Certificate for Resolution of By-Laws of record in Instrument No. 20051024-0128399, Register's Office for Davidson County, Tennessee.

6. Final Judgment Order to correct square footage of first floor commercial units of Continental Condominiums of record in Book 7475, Page 137, Register's Office for Davidson County, Tennessee.

This is improved property known as 3415 West End Avenue, Unit 101A, Nashville, TN 37203.

The subject property is not the usual place of residence of the Grantor or his/her spouse.

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 I covenant with the said Grantees that I am 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 myself, my 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 25th day of May, 2007.

Patricia S. Mynatt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 25th day of May, 2007.

Stephanie N. Spector
Notary Public

My Commission Expires: 11/22/10

STEPHANIE N. SPECTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010