Box 8

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $591,700.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF JUNE, 2007. NOTARY PUBLIC MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02173 GIOIA NMA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Bradford Gioia and Minna Cook Gioia	Same	104-09-A 7.00CO
3701 West End Avenue, Unit 7	126 Ensworth Ave	
Nashville, TN 37205	Nashville, TN 37205	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARY ALICE PEERMAN, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

BRADFORD GIOIA, AND WIFE, MINNA COOK GIOIA

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3701 West End Avenue, Unit 7, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever 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 on the 18th day of June, 2007.

Mary Alice Peerman
x _____
Mary Alice Peerman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, MARY ALICE PEERMAN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of June, 2007.

Notary Public _____

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 06/20/07 10:24 2 pgs
Fees:13.00 Taxes:2189.29
20070620-0073572

JIM R. VANDERPOOL STATE OF TENNESEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 7, WHITEHALL, a condominium or horizontal property regime established by Master Deed of record in Book 5576, Page 424, and as shown on a Plan of record in Book 5200, Page 241, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to C. Gordon Peerman, Jr. and wife, Mary Alice Peerman by Limited Warranty Deed from Craighead Corporation, a Tennessee corporation, recorded on the 17th day of September, 1980 in Book 5652, Page 548, in the Register's Office of Davidson County, Tennessee. C. Gordon Peerman, Jr. having since died.

THIS conveyance is subject to:

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WHITEHALL, as recorded in Plat Book 5200, Page(s) 241, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

3. Terms and provisions of By-Laws of Whitehall Association recorded in Book 5576, Page 465, said Register's Office.

4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WHITEHALL Condominium of record in Book 5576, Page 424; also subject to easements, rights and interests 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 building thereon.