WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$255,000.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of July, 2007.

Notary Public

My commission expires: 1/24/09

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Byran M. Mulloy **Linda F. Mulloy**	Wells Fargo Bank	**Map 104-02-0-2 Parcel 204**
3163 Parthenon Avenue, #204	P. O. Box 5708	Davidson County DEEDWARR Recvd: 07/18/07 14:53 2 pgs Fees:13.00 Taxes:943.50
Nashville, TN 37203	Springfield, OH 45501	20070718-0085608

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

Frederick Przybysz and Kathleen Przybysz, husband and wife

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

B. Mark Mulloy and ~~Lynda~~ Linda F. Mulloy, husband and wife

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

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 204 of the Parthenon Park Townhomes (Phase 1 and Phase 2) , as established by a Master Deed for Parthenon Park Townhomes , of record as Instrument No. 20040514-0056982, Register's Office for Davidson County, Tennessee, pursuant to Title 66, Chapter 27, Sections 101, et seq., as amended of the Tennessee Code Annotated, of record as Exhibit "E" of said Master Deed, to which reference is hereby made for a more complete description of said units.

Being part of the same property conveyed to Frederick Przybysz and Kathleen Przybysz, husband and wife, by Deed from Parthenon Partners, LLC, a Tennessee limited liability company , of record in Instrument No. 20040617-0071672, Register's Office for Davidson County, Tennessee and further conveyed to Aaron J. Przybysz and Frederick Przybysz and Kathleen Przybysz,by Quitclaim Deed from Frederick Przybysz and wife, Kathleen Przybysz, of record in Instrument No. 20061228-0160396, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Frederick Przybysz and Kathleen Przybysz, pursuant to a Power of Attorney executed by same on the 9th day of July, 2007, of record in Instrument No. 20070718-0085607 Register's Office for &v28& County, Tennessee.

This is Improved (_X__) Unimproved (____) property, known as: **3163 Parthenon Avenue, #204, 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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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/our hand(s) this **12th** day of **July, 2007.**

Frederick Przybysz
By: Aaron J. Przybysz, Attorney-in-Fact

Kathleen Przybysz
By: Aaron J. Przybysz, 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 aforesaid, the within named **Aaron J. Przybysz,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for Frederick Przybysz and Kathleen Przybysz, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Frederick Przybysz and Kathleen Przybysz for the purpose therein contained, by signing the name of Frederick Przybysz and Kathleen Przybysz by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of July, **2007.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3/22/09