[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
E. Duco Jansen and Anita Mahadevan-Jansen	New Owner	Map/Parcel -
2121 Fairfax Ave., Unit #18		104110D01800CO
Nashville, TN 37212		07-07-13054 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **William C. Allen and wife, Judson C. Allen,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **E. Duco Jansen and Anita Mahadevan-Jansen,** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No 18 of a condominium apartment horizontal property regime, known as The Columns, created by Master Deed and Plat Book of record in Book 6182, page 943, re-recorded in Book 6922, page 364, said Register's Office, to which reference is hereby made for a more complete and accurate description of said Units; together with appurtenant undivided interests in the common areas.

Being the same property conveyed by Warranty Deed to William C. Allen and wife, Judson C. Allen dated March 2nd, 2005, from Walter I. Timmons, Jr. of record in Instrument No. 20050304-0024399, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. Restrictions, By-Laws and Charter of record in Master Deed and Plat Book 6182, page 943, re-recorded in Book 6922, page 364 and I Book 6195, page 439, said Register's Office for Davidson County, Tennessee.

2. 2007 property taxes not due and payable, which have been prorated, the payment of which is assumed by Grantees.

This is improved property commonly known as 2121 Fairfax Avenue, Unit #18, Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 08/06/07 15:05 2 pgs
Fees:13.00 Taxes:455.10

20070806-0093569

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $123,000.00

Affiant

Subscribed and sworn to before me this 31st day of July, 2007

My Commission Expires: My Commission Expires 03/21/2009

Notary Public

State of Tennessee Notary Public Davidson County

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of July, 2007

William C. Allen by Judson C. Allen his attorney in fact

William C. Allen by Judson C. Allen his attorney in fact

Judson C. Allen

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, **Judson C. Allen,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2007.

Fran Y. Oroson
Notary Public

Fran Y. Oroson State of Tennessee Notary Public Davidson County

My commission expires: My Commission Expires 03/21/2009

State of Tennessee
County of Davidson

On this 31st day of July, 2007, before me personally appeared **Judson C. Allen**, to me known (or proved tome on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **William C. Allen** as his attorney in fact and acknowledged that she executed the same as the free act and deed of said **William C. Allen**.

Witness my hand, at office, this 31st day of July, 2007.

Fran Y. Oroson
Notary Public

Fran Y. Oroson State of Tennessee Notary Public Davidson County

My Commission Expires 03/21/2009
My commission expires: