Davidson County DEEDWARR
Recvd: 12/04/07 10:29 2 pgs
Fees:13.00 Taxes:531.88

20071204-0140234

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Notary Seal present, but could not be reproduced. Bill Garrett Davidson County Register of Deeds	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $143,750.00. Stephanie N. Spector **Affiant** Subscribed and sworn to before me, this 30th day of November, 2007. Notary Public My Commission Expires: 1-12-09

Address New Owner As Follows:
William C. Slanina and wife,
Ann Marie Slanina
44954 46th Street East
Lancaster, CA 93535

Send Tax Bills To:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

Map-Parcel Number:
105-14-0-B0030CO

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, **NATALIE R. SLANINA, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **WILLIAM C. SLANINA AND WIFE, ANN MARIE SLANINA**, 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. 103 as specified on the plat shown in the Master Deed, on the Plan of Elliott Avenue Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Elliott Avenue Condominium, of record under Instrument No. 20050726-0087034, and as amended in Instrument No. 20050728-0088366, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided interest in the common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Elliott Avenue Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20050726-0087034, and as amended n Instrument No. 20050728-0088366, Register's Office for said County, for a more complete identification and description of such Unit.

Being the same property conveyed to Natalie R. Slanina, by deed dated August 5, 2005, from Elliott Avenue Partners, LLC, a Tennessee limited liability company of record as Instrument No. 20050809-0093944, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 taxes, which have been prorated and shall be paid by Grantor.

2. Master Deed creating a Horizontal Property Regime of record at Instrument No. 20050726-0087034, as amended at Instrument No. 20050728-0088366, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 843, page 97, Register's Office for Davidson County, Tennessee.

4. Easement for sanitary sewer and/or storm drainage of record in Book 4162, page 444, Register's Office for Davidson County, Tennessee.

5. By-Laws of Ellliott Avenue Condominium Association, Inc., attached as Exhibit C to Master Deed of record at Instrument No. 20050726-0087034, Register's Office for Davidson County, Tennessee.

6. Rights of others in and to the common elements.

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

This is improved property known as 2304 Elliott Avenue, #103, Nashville, TN 37204.

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 our 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 30th day of November, 2007.

Natalie R. Slanina

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NATALIE R. SLANINA**, unmarried, 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 30th day of November, 2007.

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires MAY 2, 2011

331434.1/200736