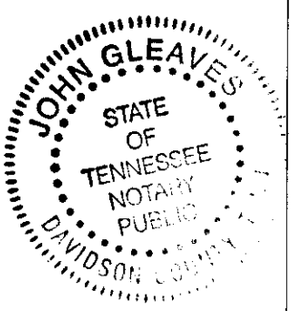
Davidson County DEEDWARR
Recvd: 04/15/08 10:17 5 pg
Fees:28.00 Taxes:1183.63
20080415-0037978

WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $319,900.00.

Affiant

Subscribed and sworn before me on October 9, 2007.

NOTARY PUBLIC

My commission expires: 7-2470

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21412SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
~~Mariolga Abes~~ ~~Hunter Elam~~ ~~Donna Bunassar~~ ←	Mariolga Abes 3000 Vanderbilt Place #325 Nashville, TN 37212	104-024-B-325.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Bristol West End Ventures, Inc., a Tennessee Corporation**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto **Mariolga Abes, Hunter Elam and Donna Bunassar, (See Exhibit "A")**, hereinafter called **"GRANTEE(S),"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 325 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof, said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D' to said Master Deed, as amended in Instrument No. 20070629-0077729, said Register's Office.

Being a portion of the same property conveyed to Bristol West End Ventures, Inc., a Tennessee corporation, by Quitclaim Deed from Bristol West End, LLC, a Tennessee limited liability company, of record as Instrument No. 20060814-0100028 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County Taxes have been prorated by the parties and assumed by the Grantor. 2008 and subsequent county taxes are assumed by the Grantee;
2. Matters shown on Plan of record as Instrument No. 20060801-0093560 in the Register's Office for Davidson County, Tennessee.
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, 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 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20070629-0077729, said Register's Office (collectively, as amended, the "Master Deed"), and the By-Laws appended thereto as Exhibit "B."
4. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20040615-0070569 in the Register's Office for Davidson County, Tennessee, as shown on ALTA/ACSM Survey by Littlejohn Engineering Associates, Robert M. Searson, Tenn. R.L.S. No. 1666, dated August 3, 2004, last revised May 9, 2005.
5. Twenty foot (20') sanitary sewer easement along the easterly lot line of Lot 20 and the westerly lot lines of Lots 4, 5, 6 and 7, as shown on the ALTA/ACSM Survey dated August 3, 2004, last revised May 9, 2005, by Robert M. Searson, Tenn. R.L.S. No. 1666.
6. Declaration of Restrictive Covenants of record as Instrument No. 20050105-0001970 in said Register's Office.
7. Stormwater Detention Agreement of record as Instrument No. 20050603-0062976 in said Register's Office.
8. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3000 Vanderbilt Place, #325, Nashville, TN 37212.

TO HAVE AND TO HOLD the said condominium apartment unit, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEE(S) 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 unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said condominium unit to the said

GRANTEE(S), 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.

The Grantor has caused these presents to be executed by its Authorized Representative on October 9, 2007.

Bristol West End Ventures, Inc.
a Tennessee Corporation

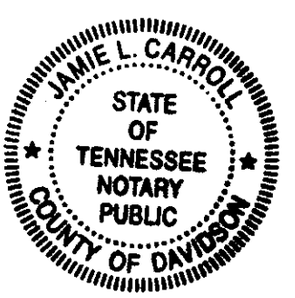
BY: _____
Its Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On October 9, 2007, personally appeared before me, a Notary Public in and for the State and County aforesaid, Richard W. Sebastian, 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 Authorized Representative of Bristol West End Ventures, Inc., a Tennessee Corporation, the within named bargainor, and that he as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

_____
NOTARY PUBLIC

My commission expires: 1/3/11



"Exhibit A" October 5, 2007

Contract Addendum to Title

The following are items agreed to by Mariolga Abes, Barry Abes, Hunter Elam and Donna Bunassar pertaining to the Bristol on West End Condo Unit #325 located at 3000 Vanderbilt Place, Nashville, TN 37212. This document serves as a binding contractual agreement amongst all of the above named parties.

1. The property and any interest in the property is to be divided as follows:
   - 1/3 interest and ownership of said property belongs to solely to Mariolga Abes. Mariolga will have sole voting control of her interest.
   - 1/3 interest and ownership of said property belongs solely to Hunter Elam. Hunter will have sole voting control of his interest.
   - 1/3 interest and ownership of said property belongs solely to Donna Bunassar. Donna will have sole voting control of her interest.

2. In the event of the death of one or more of the three above named property owners (Mariolga, Hunter and Donna), the interest and share in the property of the deceased owner(s) will be inherited by their designated heir(s). The remaining living owner(s) shall buy out the share and interests of the heir by refinancing the property to pay off the heir. At such time, the heir(s) shall relinquish all rights or claims to the said property. The heir shall continue to make scheduled mortgage payments on the said property until such time that the refinancing is complete and their interest is bought out. The remaining living owner(s) shall have 90 days from the death of the deceased to buy the heir(s) out of their inherited share in the said property.

- Designated Heir(s) for Mariolga Abes: Barry Abes
- Designated Heir(s) for Hunter Elam: Jacob D. Maraya
- Designated Heir(s) for Donna Bunassar: Son - Elie Bunassar Jr, and Daughter - Laura Bunassar

3. The three owners of the property, (Mariolga Abes, Hunter Elam and Donna Bunassar), agree to split all expenses related to the property with each paying 1/3 of the mortgage payment, taxes, homeowners insurance, home owners association fees and any other fees/purchases associated with ownership/maintenance of the property. They will also share equally in the profits; including tax benefits, appreciation, rental surpluses and any other unforeseen profits.

4. In the event that any one of the three owners is unable to make scheduled payments the following conditions will apply.

- 1 missed mortgage payment (more than 30 days after due date or after the payment grace period, whichever comes first), they will forfeit and lose 1/3 of their interest in the property.
- 2 missed mortgage payments (more than 60 days after due date or after the payment grace period, whichever comes first), they will forfeit and lose an additional 1/3 of their interest in the property.

- 3 missed mortgage payments (more than 90 days after due date or after the payment grace period, whichever comes first), they will forfeit and lose all remaining interest in the property as well as relinquish all above stated rights regarding any decisions related to the property.

5. The above mentioned three owners will:

- Jointly make decisions regarding the rental or sale of the property. If there is a disagreement, 2/3's vote wins.
- Reassess one year from the date of purchase, whether they want to continue to keep the property, rent the property or sell the property. If one of the three does not agree and wishes to sell their interest, at such time, the other two owners can buy out their interest in the property based on the current market-selling price or sell the property on the open market.

This letter becomes a part of the contract on said property and is to be places as an addendum to the title.

Mariolga Abes — Date 10/5/07

Barry Abes — Date 10/5/07

Hunter Elam — Date 10/06/07

For Hunter Elam
Sworn to before me this 6th day of Oct 2007
MELISSA HANSEN
Notary Public, State of New York
No. 01HA6123155
Qualified in Kings County
Commission Expires Feb. 28, 2009

Donna Bunassar — Date 10/5/07

Signed today 10.5.07 by Donna Bunassar, Barry Abes, Mariolga Abes who presented valid Florida I.D.'s

MARIA ANGELES RIVERA
Notary Public - State of Florida
My Commission Expires Dec 19, 2010
Commission # DD 623718
Bonded Through National Notary Assn.