BOX #14A

WARRANTY DEED	State of Tennessee) G#21303-2 County of Davidson)
Davidson County DEEDWARR Recvd: 05/06/08 09:04 2 pgs Fees:13.00 Taxes:925.00 20080506-0046430	The actual consideration or value, whichever is greater, for this transfer is **$250,000.00**. Kathy Goodson Affiant Subscribed and sworn to before me, this the 2nd day of May, 2008. Jenna Willis Notary Public My commission expires: 10/17/09 (AFFIX SEAL)

JENNA WILLIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
MARIANNE C. SIAMI	**"NEW OWNER"**	**Map 116-08-0-1 Parcel 003.00co**
4028-A Woodmont Blvd		
Nashville, TN 37205		

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

MARY FRANCES JONES, an unmarried person

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

MARIANNE C. SIAMI

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

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 3 of the Gania Clayton Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Gania Clayton Condominiums, of record in Book 5419, Page 648, and as amended in Book 7304, Page 882, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5419, Page 655, and amended in Instrument No. 20070130-0012389, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Gania Clayton Condominiums, for placement of Units, as shown on Exhibit "A" to the Master Deed of record in Book 5419, Page 648, and as amended in Book 7304, Page 882, said Register's Office, for a more complete identification and description of such Unit. Said Unit is located on a portion of Lot Nos. 1 and 2 on the Plan of the Resubdivision of Lot No. 115 of Kenner Manor, of record in Book 4955, Page 1, said Register's Office, to which plan reference is also hereby made.

BEING the same property conveyed to Mary Frances Jones, by Warranty Deed dated September 15, 1987, from The Parthenon Group, a Tennessee general partnership, of record in Book 7354, Page 75, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all 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, of record aforementioned; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Gania Clayton Condominiums, of record aforementioned; easements and setback lines as set forth on the

above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **4028-A Woodmont Blvd, 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 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 **2nd** day of **May, 2008.**

Mary Frances Jones

MARY FRANCES JONES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARY FRANCES JONES, an unmarried person,** the bargainor, 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 Nashville, Tennessee, this **2nd** day of **May, 2008.**

Notary Public

JOHN T. COOK NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09