WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$89,000.00.** Niko Kapedanas Affiant Subscribed and sworn to before me, this the 4th day of June, 2008. Notary Public My commission expires: 3/22/09 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/06/08 08:50 2 pg
Fees:13.00 Taxes:329.30
20080606-0058119

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
Niko Kapedanas **Alverta Kapedanas**	**Regions Bank d/b/a Regions Mortgage**	**Map 095-3A, Parcel 021.00CO**
2258 Lebanon Pike #21	**P.O. Box 2153, Dept. 2520**	
Nashville, TN 37214	**Birmingham, AL 35287-2520**	

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,

David C. Parker, Unmarried

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

Niko Kapedanas and Alverta Kapedanas, 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:

Land in Davidson County, Tennessee, being Unit No. 21 on the Plan of Magnolia Square Condominiums, according to a Master Deed of record in Book 6685, page 253, Register's Office for Davidson County, Tennessee, and as shown on the Plan of Magnolia Square Condominiums, appended as Exhibit "B" to the Master Deed of record in Book 6685, page 253, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of such Unit.

Being the same property conveyed to David C. Parker by Deed from William E. Denton and wife, Betty W. Denton , of record in Instrument No. 20020617-0072993, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed and By-Laws, of record in Book 6685, page 253, Assignment and Designation as Successor Declarant under the Master Deed of record in Book 8145, page 401, and Book 10320, page 582, said Register's Office; 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(s) herein.

This is Improved (__X__) Unimproved (____) property, known as: **2258 Lebanon Pike #21, Nashville, TN 37214**

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 **4th** day of **June, 2008.**

David C. Parker

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 **David C. Parker,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **June, 2008.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09