THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27760-05-2008** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $254,000.00. x _____ Affiant Subscribed and sworn to before me this 9th day of June, 2008. _____ Notary Public My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

WARRANTY DEED

Address New Owner: Emily Sadik 3161 Parthenon Avenue, Unit 101 Nashville, TN 37203	**Send Tax Bills To:** Pinnacle National Bank 211 Commerce Street #300 Nashville, TN 37219	**Tax Information:** Map and Parcel No.: 104020Z101.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Nepute and wife, Ruth Nepute**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Sadik, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3161 Parthenon Avenue, Unit 101, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of June, 2008.

James Nepute by Jamie Helms
by Jamie Helms, Attorney-in-Fact

Ruth Nepute by Jamie Helms
by Jamie Helms, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 06/13/08 14:58 2 pg
Fees:13.00 Taxes:939.80

20080613-0061302

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Jamie Helms, 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 on behalf of James Nepute and Ruth Nepute as their Attorney-In-Fact, as the free act and deed of the within named James Nepute and Ruth Nepute.

Witness my hand and official seal at Nashville, Tennessee this 9th day of June, 2008.

_____
NOTARY PUBLIC

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 101, together with the appurtenant interest in the common elements of Parthenon Park Townhomes, Phase 1 and Phase 2, a horizontal property regime established by Master Deed, of record in Instrument No. 20040514-0056982, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed.

Being the same property conveyed to James Nepute and wife, Ruth Nepute by Deed dated June 2, 2004 from Parthanon Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20040610-0069010, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Parthenon Park Townhomes Owner's Association, Inc. of record in Instrument No. 20040514-0056981, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Parthenon Park Townhomes, of record in Instrument No. 20040514-0056982, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364 made applicable by Ordinance No., BL2000-476 of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.