THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE / COUNTY OF DAVIDSON	BOX 10-A
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 RETURN TO: PREMIER ESCROW, LLC 4301 HILLSBORO ROAD, STE 300 NASHVILLE, TN 37215	KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 256,000.00. Holly Flontek Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 2008 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holly Flontek	Regions Bank dba Regions Mortgage	MAP 104-020-Z
3163 Parthenon Ave. Unit # 202	2050 Parkway Office Cir.	PARCEL 202.00CO
Nashville, TN 37203	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Travis J. Messina and wife Mary Rumore Messina**

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

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 202 of Parthenon Park Townhomes, Phase 1 & Phase 2, as established by the Master Deed of record as Instrument No. 20040514-0056982, Registers Office for Davidson County, Tennessee, pursuant to Title 66, Chapter 27, Sections 101, et seq., as amended, of the Tennessee Code Annotated, of record as Exhibit "E" of said Master Deed, to which reference is hereby made for a more complete description of said units.

Being the same property conveyed to Travis J. Messina by deed from Parthenon Partners, LLC of record in Instrument No. 20040625-0075876, in the Registers Office for Davidson County, Tennessee, dated June 15, 2004.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3163 Parthenon Ave. Unit # 202, Nashville, TN 37203.**

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 our hand~~s~~ this the 24th day of June, 2008.

Travis J. Messina

Mary Rumore Messina

Davidson County DEEDWARR
Recvd: 06/26/08 09:51 2 pg
Fees:13.00 Taxes:947.20

20080626-0065739

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 **Travis J. Messina** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of June, 2008.

My Commission expires May 8, 2012

Notary Public

KAY L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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 Rumore Messina** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of June, 2008.

My Commission expires May 8, 2012

Notary Public

KAY L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN