WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/08 14:33 3 pgs
Fees:18.00 Taxes:184.63
20080805-0080747

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$49,900.00**

Affiant

Subscribed and sworn to before me this 31st day of July, 2008.

Notary Public
My Commission expires: 8/10/10
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Helane Jefferson	SAME	147-3-B-015.00
PO box 1184		
ANTIOCH TN 37011		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Myrtice Pino**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Helane Jefferson**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit F-2, on the Plan of Southern Hills Condominiums, according to Master Deed of record in Book 6594, page 502 in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Southern Hills Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Myrtice Pino, by deed from Holly Hills Apartments, LLC, on July 8, 2005, of record in Instrument Number 20050722-0085753, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2008 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 147-03-0-B-015.00.
- It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a Deed of Trust by Myrtice Pino to Holly Hills Apartments, LLC in the amount of $51,000.00 on July 8, 2005, of record in Instrument Number 20050722-0085754, Register's Office for Davidson County, Tennessee.
- Subject to all matters as shown on the Master Deed of record in Book 6594, page 502, Register's Office Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6576, page 69, Register's Office for Davidson County, Tennessee.

This is improved property known as: **370 Wallace Road, Unit F-2, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this July 31, 2008.

Myrtice Pino

Myrtice Pino
BY: Rita Batey Attorney in fact
Rita Batey, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Rita Batey,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Myrtice Pino,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Myrtice Pino**, the bargainor(s), by the said **Rita Batey**, as Attorney-in-Fact.

WITNESS my hand and seal, this 31st day of July, 2009.

NOTARY PUBLIC My Commission Expires: 8/16/12

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Liz Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Liz Maison

Signature

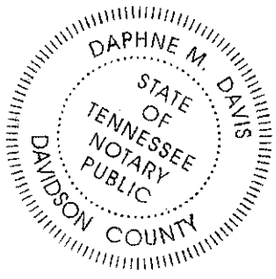
State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Liz Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis

Notary's Signature

My commission expires: 11-14-09



(Seal)