Davidson County DEEDWARR
Recvd: 09/02/08 15:26 2 pgs
Fees:13.00 Taxes:592.00
20080902-0089865

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARC
Albert E. Gregory and Patricia A. Gregory	New Owner	Map/Parcel -
277 Cana Circle		129110A27700CO
Nashville, TN 37205		08-08-13292 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Donald L Walden and wife, Mary Ann Walden** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Albert E. Gregory and wife, Patricia A. Gregory** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 98L, PHASE ID, THE CLOISTER AT ST. HENRY, as shown on plat of record in Plat Book 6250, Page 979, and as established under Master Deed of record in Book 6933, Page 927, amended in Book 7404, Page 766, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Deed from Henry Neuhoff, an unmarried man to The Most Reverend William L. Adrian, Bishop of the Roman Catholic Diocese of Nashville as recorded on the 9th day of January, 1963 in Book 3499, Page 292; Ground Lease as recorded on the 8th day of November, 1982 in Book 5961, Page 657; Ground Lease as recorded on the 18th day of July, 1986 in Book 6922, Page 282; Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development, Inc. To Martha Greene Peebles as recorded on the 14th day of July, 1987 in Book 7296, Page 458 and Sublease and Conveyance of Condominium Apartment from John K. Peebles, a widow to Donald L. Walden and wife, Mary Ann Walden as recorded on the 28th day of December, 1998 in Book 11267, Page 510, in the Register's Office of Davidson County, Tennessee. The said Donald L. Walden died on December 29th, 2007, and upon his death, title was vested in Mary Ann Walden as the sole surviving tenant by the entirety.

This conveyance is subject to the following:

1. Taxes for the year 2008, which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE CLOISTER AT ST. HENRY, as recorded in Plat Book 6250, Page(s) 979, Plat Book 6250, Page 924, Plat Book 5200, Page 676 and Plat Book 5200, Page 455, said Register's office.
3. Terms and provisions of by-Laws of The Cloisters Owner's Association recorded in Book 6042, Page 650, amended in Book 6519, Page 187, Book 6533, Page 580, Book 7590, Page 273 and Book 9269, Page 285 and Instrument No. 20020109-0003376, said Register's Office.
4. Charter of The Cloister Owner's Association recorded in Book 6076, Page 203, said Register's Office.
5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE CLOISTER AT ST. HENRY of record in Book 6042, Page 602 , as amended by instrument(s) of record in Book 6071, Page 149, Book 6237, Page 660, Book 6519, Page 187, Book 6533, Page 580, Book 6933, Page 927, Book 7404, Page 766, Book 7590, Page 273 and Book 9269, Page 285 and Instrument No. 20020109-0003376; also subject to easements, rights and interests 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.
6. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4191, Page 157, said Register's Office.
7. Storm Water Detention Agreement as set forth in instrument recorded in Book 6862, Page 384, said Register's Office.
8. Nondisturbance Agreement as set forth in instrument recorded in Book 7306, Page 289, said Register's Office.
9. Ground Lease recorded in Book 6922, Page 282 and Book 5961, Page 657, said Register's Office.

10. Fee simple interest of The Most Reverend William L. Adrian, Bishop of the Roman Catholic Diocese of Nashville as disclosed by Warranty Deed recorded in Book 3499, Page 292, said Register's Office.

This is improved property commonly known as: 227 Cana Avenue, Nashville, TN 37205

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $160,000.00

Affiant

Subscribed and sworn to before me this 12th day of August, 2008

My Commission Expires: _____

My Commission Expires 01/09/2012

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 11th day of August, 2008.

Karen Ann Walden for Mary Ann Walden as attorney in fact.

STATE OF New Jersey)
COUNTY OF Middlesex)

Personally appeared before me, a Notary Public for the State of New Jersey and County aforesaid, Karen Ann Walden, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the attorney-in-fact for Mary Ann Walden, the within named bargainor, and she as such attorney-in-fact, being authorized to do so, executed the foregoing Instrument for the purposes therein contained, by signing the name of Mary Ann Walden by herself as attorney-in-fact.

Witness my hand, at office, this 11th day of August, 2008

Notary Public

My commission expires: _____

OFFICIAL SEAL
RACHELLE M. ASTOR
NOTARY PUBLIC - NEW JERSEY
My Comm. Expires Jan. 4, 2011