WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $164,000.00.

Affiant

Subscribed and sworn to me on October 21, 2008.

NOTARY PUBLIC

EXP- 7-24-10

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/30/08 09:22 2 pgs
Fees:13.00 Taxes:606.80

20081030-0108218

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23575SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Aram Babaian 1504 18th Avenue South, #104 Nashville, TN 37212	SAME AS NEW OWNER	104-08-L-104 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Pathenon Partners, LLC, a Tennessee limited liability company hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Aram Babaian, unmarried, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A condominium apartment located in Davidson County, Tennessee, being Unit No. 104 as set forth in the Master Deed Establishing Cambridge Condominiums, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20061214-0154442 in the Register's Office for Davidson County, Tennessee; said unit also being shown as part of Exhibit "C" of said Master Deed.

Being part of the same property conveyed to Parthenon Partners, LLC, a Tennessee limited liability company, by Deed dated October 12, 2006, from Jack Winston Sheridan, Jr. and wife, Hua Z. Sheridan, of record as Instrument No. 20061016-0128293 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of

Cambridge Condominiums of record as Instrument 20061214-0154442 in the Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto as Exhibit "B."

4. Matters appearing on Exhibit "C" of the Master Deed of record as Instrument No. 20061214-0154442 in said Register's Office.
5. Charter of Cambridge Condominium Owners Association, Inc., of record as Instrument No. 20061207-0151615 in said Register's Office, and as Exhibit "F" to said Master Deed.
6. Subject to the rights of others in and to the common elements.
7. Subject to the lien for special assessments contained in the Master Deed and By-Laws as specified above.

This property is also known as improved property located at 1504 18th Avenue South, #104, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hands on October 21, 2008.

Pathenon Partners, LLC, a Tennessee Limited Liability Company

By: _____
Kevin McGinn, Secretary/Treasurer

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Kevin McGinn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Secretary/Treasurer of Pathenon Partners, LLC, the within named bargainor, and that he as such Secretary/Treasurer executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Secretary/Treasurer.

Witness my hand and official seal on October 21, 2008.

_____
NOTARY PUBLIC

My Commission Expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212