Davidson County DEEDWARR
Recvd: 11/07/08 11:10 3 pgs
Fees:18.00 Taxes:1110.00
20081107-0110926

This instrument prepared by: John F. Morreale, Attorney
JOHN F. MORREALE & ASSOCIATES, P.C.
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 29th day of September , A.D., 2008 , by and between

Renard C. Francois An unmarried person

First Parties, and

Mary Gibson VanZandt, an unmarried person

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

OWNER:
Mary Gisbon VanZandt
4400 Belmont Park Terrace #245
Nashville, TN 37215

RESPONSIBLE TAXPAYER:

NEW OWNER

Map & Parcel: 131-07-0B-245.00CO

CLT # _____

MR-PA-157005

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

X _____ X _____

Renard C. Francois

✓STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Renard C. Francois An unmarried person, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of September, 2008

✓ Pamela G. Sidbury, Notary Public

My Commission Expires: 1-9-2012

PAMELA G. SIDBURY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 300,000.00. Affiant Brenda L. Bekman

Subscribed and sworn to before me this 24th day of October, 2008.

My Commission Expires: Sept 20 2010

SHERRI A. SCHMONSKY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MR-PA-157005

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT/LOT NO. 245 ON THE PLAN OF SECTION 10, ARDEN PLACE, A CONDOMINIUM, OF RECORD IN PLAT BOOK 5210, PAGE 218, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF, TOGETHER WITH ONE MEMBERSHIP IN ARDEN PLACE HOMEOWNER'S ASSOCIATION, INC., A NOT-FOR-PROFIT CORPORATION, AND ALL OBLIGATIONS AND PRIVILEGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING TO SAID MEMBERSHIP.

BEING THE SAME PROPERTY SONVEYED TO RENARD C. FRANCOIS, UNMARRIED BY DEED FROM ALLEN R. DIEFENDORF, UNMARRIED, DATED 5/16/2005 FILED FOR RECORD 5/18/2005, in INSTRUMENT NO. 20050518-0056251, REGISTER"S OFFICE FOR DAVIDSON COUNTY, TN.