Davidson County DEEDWARR
Recvd: 11/13/08 13:41 2 pgs
Fees:13.00 Taxes:1006.40

20081113-0112388

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45869

WARRANTY DEED

JANET S. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2008.

Notary Public

MY COMMISSION EXPIRES: 5-8-2012

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TRIUMPH MINERAL COMPANY, INC.	SAME	104-8-K-11CO AND
1217 Villa Place		104-8-K-12CO
Nashville, TN, 37212-3018		

FOR AND IN 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, AND AS PART OF AN IRC SECTION 1031 TAX-DEFERRED EXCHANGE, I/WE,

Carl P. Massaro and Lori L. Evans, Husband and Wife

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

TRIUMPH MINERAL COMPANY, INC.

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:

Land in Davidson County, Tennessee, being Units Number 11 and 12, Little Sixteen Condominiums as shown on Exhibit A to the Master Deed establishing a Horizontal Property Regime for Little Sixteen Condominiums, of record as Instrument Number 20061204-0149247, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for an exact location of said units and subject to all terms and conditions of said Master Deed.

BEING the same property conveyed to Carl P. Massaro and Lori L. Evans, Husband and Wife, by deed from Crews Johnston, LLC, et al of record as Instrument Number 20060523-0060529, Register's Office for Davidson County, Tennessee.

REPLACEMENT PROPERTY

Unimproved ( )
This is improved (X) property known as 1520 16th Avenue, South, Units #11 and 12, 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 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 my/our hand(s) this 5th day of November, 2008

Carl P. Massaro

Lori L. Evans

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Carl P. Massaro and Lori L. Evans, husband and wife, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of November, 2008.

Notary Public

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

ALAN L. SATURN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.