THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08110801**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $145,850.00. Affiant Subscribed and sworn to before me, this3rd day of December, 2008. Notary Public My Commission Expires: My Commission Expires April 17, 2010

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Davidson County DEEDWARR
Recvd: 12/05/08 15:44 2 pgs
Fees:13.00 Taxes:539.65

20081205-0118131

WARRANTY DEED

Address New Owner: Christopher J. Hysmith 2310 Elliott Avenue #411 Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-14-206

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **April Dawn Bermudez, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher J. Hysmith, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 411, THE PARK AT MELROSE Condominiums, as established under Master Deed of record in Instrument No. 20070917-0110745, 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 Warranty Deed from Hillview Village Partnership, a Tennessee general partnership to April Dawn Bermudez, an unmarried woman as recorded on the 20th day of December, 2007 in Instrument No. 20071220-0146182 and part of Special Warranty Deed from Sherwood Terrace Apartments, Inc., a Tennessee corporation to Hillview Village Partnership, a Tennessee general partnership as recorded on the 12th day of December, 2005 in Instrument No. 20051212-0149160, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 2310 Elliott Avenue #411 Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of December, 2008.

April Dawn Bermudez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, April Dawn Bermudez, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2008.

Notary Public

My Commission Expires: ~~My Commission Expires~~
April 17, 2010

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY