Davidson County DEEDWARR
Recvd: 12/29/08 15:21 4 pgs
Fees:23.00 Taxes:325.60
20081229-0123072

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dorothy Grossman and Diana Gail Grossman Eley, Co-Trustees of the Irrevocable Trust Agreement for Jo Ann Grossman dated September 28, 2001 4300 Lillywood Road Nashville, TN 37205	Same	Map 117-11-0-J Parcel 237.00 CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **DOROTHY H. GROSSMAN** ("Grantor") has bargained and sold, and by these presents transfer and convey unto **DOROTHY GROSSMAN and DIANA GAIL GROSSMAN ELEY, AS CO-TRUSTEES OF THE IRREVOCABLE TRUST AGREEMENT FOR JO ANN GROSSMAN DATED SEPTEMBER 28, 2001**, with full power to sell, mortgage, encumber and convey without the joinder of any beneficiary ("Grantees"), their heirs successors and assigns, an 80% undivided interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 237, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being part of the same property conveyed to Principal Life Insurance Company, an Iowa corporation by quitclaim deed dated November 10, 2000 from Post Apartment Homes, L.P., a Georgia limited partnership of record as Instrument No. 20001116-0113788, Register's Office for Davidson County, Tennessee. And being part of the same property conveyed to Principal Life Insurance Company, an Iowa corporation, for its Real Estate Separate Account by quitclaim deed dated February 6, 2004 from Principal Life Insurance Company, an Iowa corporation of record as Instrument No. 20040206-0014805, Register's Office for Davidson County, Tennessee. And being part of the same property

conveyed to Woodmont Condo, LLC, a Delaware limited liability company, by quitclaim deed dated February 9, 2004 from Principal Life Insurance Company, an Iowa corporation, for its Real Estate Separate Account of record in Instrument No. 20040209-0015683 and re-recorded in Instrument No. 20040212-0017072, Register's Office for Davidson County, Tennessee. And being part of the same property conveyed to The Garden Partners, a Tennessee general partnership by quitclaim deed dated February 9, 2004 from Woodmont Condo, LLC, a Delaware limited liability company of record as Instrument No. 20040209-0015684 and re-recorded as Instrument No. 20040212-0017073, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dr. Laurence A. Grossman and wife, Dorothy H. Grossman by Warranty Deed of record in Instrument No. 20040917-0112197. Said Dr. Laurence A. Grossman having since died, said property is now vested in Dorothy H. Grossman.

The source of this description is the prior deed.

This is improved property known as 2025 Woodmont Boulevard, #237, Nashville, TN 37215.

Said property is conveyed subject to the following matters:

1. 2008 Taxes, a lien, which is now due and payable.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Hillmont Condominiums, of record in Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee.
3. Right of Entry Agreement recorded in Book 9921, page 620, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs, successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs and representatives to warrant and forever defend the title to said land to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS my hand this 16th day of December, 2008.

Rebecca G. (Becky) Harrell

DOROTHY H. GROSSMAN BY BECKY HARRELL, ATTORNEY-IN-FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, REGINA R. CRABB, a Notary Public, Becky Harrell, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of for Dorothy H. Grossman and is authorized by Dorothy H. Grossman to execute this instrument on behalf of Dorothy H. Grossman.

WITNESS my hand, at office, this day 16th of December, 2008.

Regina R Crabb
Notary Public

REGINA R. CRABB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5-02-11

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $88,000.00.

James C. Dosch, Agent
Affiant

Sworn to and subscribed before me this 16 day of December, 2008.

Renee F. Hill
Notary Public

RENEE F. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/7/2011

734720-4.1

Affidavit

I, Bartlett C. Arnold, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, William H. Coombs, a notary public for this county and state, Bartlett C. Arnold who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary signature

My Commission Expires: MY COMMISSION EXPIRES: January 3, 2011

Notary Seal:

WILLIAM H. COOMBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY