WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of May, 2008, by and between **JOHN A. FRENCH**, **a married person,** party of the first part, and Greg Mabey, his heirs and assigns, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

UNIT 103, THE QUARTERS CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME CONDOMINIUMS, as established under Master Deed of record in Instrument 20050902-0106149 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Grantors, by virtue of Warranty Deed recorded at Instrument Number 20060503-0051209, in the Register's Office for Davidson County, Tennessee.

Cynthia Scott, wife of John A. French, joins in the execution of this deed for the purpose of conveying any and all rights that she may have in said property by virtue of her marriage to said John A. French.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

All matters of record, including without limitation, all real property taxes, not yet due and payable, which grantee hereby assumes and agrees to pay; restrictions, dedications, conditions, reservations, easements and other matters shown of record in Instrument No. 20050902-0106149; Terms and provisions of Bylaws of The Quarters Condominium Owners, Inc. as Exhibit "C" in the Master Deed at Instrument No. 20050902-0106149; Charter for The Quarters Condominium Owners, Inc. as Exhibit "B" in the Master Deed at Instrument No. 20050902-0106149; all in said Register's Office.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Davidson County DEEDWARR
Recvd: 03/05/09 09:28 4 pgs
Fees:23.00 Taxes:740.00
20090305-0019623

JOHN A. FRENCH

CYNTHIA SCOTT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, JOHN A. FRENCH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 22nd day of May, 2008.

Andrea S. Joyner
Notary Public

My commission expires:
My Commission Expires Sept 25, 2010

ANDREA S. JOYNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, CYNTHIA SCOTT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this _____ day of _____, 2008.

_____
Notary Public

My commission expires:
_____

STATE OF TN

COUNTY OF Wilson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Renee Thorne
Affiant

Subscribed and sworn to before me this the 2nd day of March, 2009 ~~2008~~.

Tina Dyer
Notary Public

My commission expires:
2/3/2013

TINA DYER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On May 23, 2008 (Date) before me, Diane Garcia, Notary Public (Here Insert Name and Title of the Officer),
personally appeared Cynthia Scott (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Diane Garcia (Signature of Notary Public)

DIANE GARCIA
Commission # 1750323
Notary Public - California
Los Angeles County
My Comm. Expires Aug 8, 2011

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:

178 2nd Avenue North
#103
Nashville, TN 37201

MAIL TAX NOTICES TO:

GREG MABEY
PO BOX 307
BAXTER, TN 38544

NAME AND ADDRESS OF PROPERTY OWNERS:

SAME AS ABOVE

TAX PARCEL NO.: 093024A10300CO

Prepared By:

William N. Griffin, Jr., Atty
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Road, Ste 100
Memphis, TN 38120

Return To:

Rochelle, McCulloch & Aulds, PLLC
109 N. Castle Heights Avenue
Lebanon, TN 37087