File Box 9B
First Title & Escrow
#28765

BILL GARRETT, Davidson County
Trans:T20090032697 DEEDWARR
Recvd: 05/18/09 14:08 2 pgs
Fees:13.00 Taxes:1232.10
20090518-0045561

THIS INSTRUMENT PREPARED BY:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Will Parsons	Same	Map: 105010B
Unit 401, 1010 16th Avenue S.		Parcel: 40100CO
Nashville, Tennessee 37212		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

HAURY AND SMITH CONTRACTORS, INC.

a Tennessee Corporation, hereinafter called the GRANTOR, having bargained and sold, and by these presents does transfer and convey unto,

WILL PARSONS

hereinafter called the GRANTEES, their heirs and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 401, being a part of Ten Ten On the Row, a Condominium, a Horizontal Property Regime, located at 1010 16th Avenue South, Nashville, Davidson County, Tennessee, and described in a Master Deed recorded in Instrument No. 20071023-0125441, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Ten Ten On the Row, Condominium Units, contained in the Master Deed and By-Laws and Plat appended thereto, recorded in Instrument No. 20071023-0125441, Register's Office for Davidson County, Tennessee, and amendments in Instrument No.'s 20090224-0015964 and 20090507-0041965 are incorporated in this deed by reference and made a part hereof the same as though copied herein. Parking space No. 29 is assigned as a Limited Common Element for the exclusive use by the owner of Unit No. 401.

BEING a portion of the same property conveyed to Haury & Smith Contractors, Inc. by deed of record in Instrument No. 20050426-0046387, Register's Office for Davidson County, Tennessee.

EXCLUDED FROM THE COVENANTS OF WARRANTY OF THIS DEED ARE:

1. Taxes for 2009;

2. Any and all restrictions, duties, conditions, rules, regulations, obligations and other matters contained in the Master Deed of Ten Ten On the Row and in the plat appended thereto as recorded in Instrument No. 20071023-0125441.

3. Amendments to Master Deed of Ten Ten On the Row and all restrictions contained therein as recorded in Instrument No. 20090224-0015964 and Instrument No. 20090507-0041965, Register's Office for Davidson County, Tennessee.

4. Easement of record and detention/storm water easement in Instrument No. 20051230-0156628, Register's Office for Davidson County, Tennessee.

This is improved property known as 1010 16th Avenue South, Unit 401, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said unit in fee simple, have good right to convey it, and the same is unencumbered, except as hereinabove set forth; and we do

further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said unit to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever except as set forth above. 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 our hands this 15th day of May, 2009.

HAURY AND SMITH CONTRACTORS, INC.

BY: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared WAYNE MORRISON with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and, who, upon oath, acknowledged himself to be the VICE PRESIDENT of **HAURY AND SMITH CONTRACTORS, INC.** the within named bargainor, a corporation, and that he executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said WAYNE MORRISON as VICE PRESIDENT.

WITNESS my hand and seal at office in Nashville, Tennessee, this 15th day of May, 2009.

_____
NOTARY PUBLIC

My commission expires: May 8, 2012.

GAIL PIGG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $333,000.00.

x _____

Sworn to and subscribed before me this 15th day of May, 2009.

_____
NOTARY PUBLIC

My commission expires: May 8, 2012.

GAIL PIGG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012