PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20090047993 DEEDWARR
Recvd: 07/16/09 11:07 2 pgs
Fees:13.00 Taxes:429.20
20090716-0066714

W & I Ref:(GJ) Title No: 50026
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Melissa A. Gascon 1900 Richard Jones Rd. #C-205 Nashville, Tennessee 37215	New Owner " "

TAX MAP-PARCEL NUMBERS: 117150A09700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$116,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary M. O'Reilly, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Melissa A. Gascon*** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

*unmarried

A Condominium Apartment in Davidson County, Tennessee, being Unit No. C-205 of Greens Hills Terrace Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 64, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Mary M. O'Reilly, unmarried by warranty deed from Candance M. Revelette, married, dated Nov. 30, 2007 and recorded on Dec. 4, 2007 of record in Doc. No. 20071204-0140446, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 64, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Easement by M.C. Morris and Sidney Averbuch, dedicated by instrument of record in Book 4320, page 896, said Register's Office , which is as follows: "Do hereby dedicate and grant a permanent easement, for the common use and enjoyment of and by all tenants now or hereafter residing on either of the aforedescribed tracts encompassing the said apartment project. Easement granted to Metropolitan Government for Sanitary Sewers and/or Storm Drainage of record in Book 3879, page 569, said Register's Office. The provisions of the condominium Master Deed of record in Book 5304, page 702, Book 7841, page 557, Book 9830 page 181, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 1900 Richard Jones Road # C-205, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of July, 2009.

Mary M. O'Reilly

State of TENNESSEE
County of DAVIDSON

On this 14th day of July, 2009 , before me the undersigned authority, personally appeared Mary M. O'Reilly , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY M. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $116,000.00

Affiant

Sworn and subscribed before me this the 14th day of July, 2009

My Commission Expires: 8/24/12

Notary Public

DAWN N. KEMP
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY