BILL GARRETT, Davidson County
Trans: T20090060715 DEEDWARR
Recvd: 09/03/09 10:54 2 pgs
Fees: 13.00 Taxes: 1017.50
20090903-0082962

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$275,000.00** (Two Hundred Seventy Five Thousand).

AFFIANT

Subscribed to and sworn before me this 31st day of July, 2009.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Alan Lee Fox 3000 Vanderbilt Place # 325 Nashville,,TN 37212	Farmington Financial Group. Inc. 1912 21st Avenue South Nashville, TN 37212	104-024-B 325.00C0

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARIOLGA ABES, MARRIED, HUNTER ELAM, UNMARRIED, AND DONNA BUNASSAR, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ALAN LEE FOX,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 325 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development of record in Instrument 200705030053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and by By-Laws for the administration thereof and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said unit being depicted on Exhibit "C" to said Master Deed, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Master Deed, as amended by instrument 200706290077729 and 200810160104201, said Register's Office.

Being the same property conveyed to Mariolga Abes, Hunter Elam and Donna Bunassar by deed from Bristol West End Venturers, Inc., a Tennessee Corporation of record in Instrument 200804150037978, said Register's Office,

Mariolga Abes hereby make oath that the above described property has never been the marital domicile of Mariolga Abes.

Loy Carney executes this instrument as Attorney-in-Fact on behalf of Mariolga Abes, Hunter Elam and Donna Bunassar, pursuant to the Power of Attorney recorded in Instrument No. 20090903-0082959, Instrument No. 20090903-0082960 and Instrument No. 20090903-0082961 Register's Office for Davidson County.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **3000 VANDERBILT PLACE # 325** **NASHVILLE,,TN37212**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2009

WITNESS, this 31st day of July, 2009

Mariolga Abes

BY: Mariolga Abes By Loy Carney, A.I.F.
Loy Carney, Attorney-In-Fact

Donna Bunassar

BY: Donna Bunassar By Loy Carney, A.I.F.
Loy Carney, Attorney-In-Fact

Hunter Elam

BY: Hunter Elam By Loy Carney, A.I.F
Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of July, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Loy Carney**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Mariolga Abes**, and acknowledged that he executed that same as the free act and deed of the said **Mariolga Abes**.

WITNESS my hand and official seal this the 31st day of July, 2009.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of July, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Loy Carney**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Hunter Elam**, and acknowledged that he executed that same as the free act and deed of the said **Hunter Elam**

WITNESS my hand and official seal this the 31st day of July, 2009.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of July, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Loy Carney**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Donna Bunassar**, and acknowledged that he executed that same as the free act and deed of the said **Donna Bunassar**

WITNESS my hand and official seal this the 31st day of July, 2009.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

LTSR Number:

GTE File: 2005