THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20090066298 DEEDWARR
Recvd: 09/29/09 14:31 2 pgs
Fees:13.00 Taxes:915.75
20090929-0090447

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***247,500.00.

Affiant

Subscribed and sworn to before me this 24th day of September, 2009.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Dora R. Sztipanovits 302 Normandy Circle Nashville, Tennessee 37209	New Owner	MAP 104-01-0-B PARCEL 065.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Seven Thousand Five Hundred and 00/100 Dollars ($***247,500.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Eric M. Samson, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Dora R. Sztipanovits, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 302 on Lot No. 1 of the Normandy Place Condominiums, Phase II, a horizontal property regime created under Title 66, Section 27-101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record as Instrument No. 20020214-0019862, as amended by First Amendment to Master Deed of record as Instrument No. 20020523-0063131, and as shown on the Plan attached as Exhibit "E" to the aforementioned Master Deed and Exhibit "A" of the aforementioned Amendment to Master Deed, together with the undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed, all to which reference is hereby made for a more complete description.

BEING the same property conveyed to Eric M. Samson, unmarried, by Warranty Deed dated August 24, 2005, from Jonathan C. Setzer and Jeffery Todd Chafin, both unmarried, of record as Instrument No. 20050826-0102288 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 302 Normandy Circle, Nashville, Tennessee 37209.

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, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan as attached Exhibit "E" to Master Deed of record as Instrument No. 20020214-0019862 as amended by First Amendment to Master Deed of record as Instrument No. 20020523-0063131 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 25th day of September, 2009.

Eric M. Samson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric M. Samson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of September, 2009.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY