PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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BILL GARRETT, Davidson County
Trans:T20090071062 DEEDWARR
Recvd: 10/19/09 14:26 2 pgs
Fees:13.00 Taxes:351.50
20091019-0096596

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50247
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
DiMuzio Brothers Entertainment, LLC 2601 Hillsboro Pike, Unit A-6 Nashville, Tennessee 37212	Same

TAX MAP-PARCEL NUMBERS: 117-3-B-6-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$95,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **M. Robert Perez and spouse, Geraldine Perez,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **DiMuzio Brothers Entertainment, LLC** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. A-6 of Revised, The Villager Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, page 201, 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 M. Robert Perez and wife, Geraldine Perez by deed from Ann M. Underwood, now known as Ann M. Underwood McQueen and husband Mark McQueen, dated Dec. 30, 1986 and recorded on Dec. 31, 1986 of record in Book 7092, Page 340, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 201, 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; The provisions of the condominium Master Deed of record in Book 5434, Page 665, Book 5434, Page 708, Book 5487 Page 967, Doc. No. 20080416-0038631, Doc. No. 20090616-0055824, 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: 2601 Hillsboro Pike Unit A-6, Nashville, Tennessee 37212.

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 October, 2009.

M. Robert Perez

Geraldine Perez

State of TENNESSEE
County of DAVIDSON

On this 14th day of October, 2009 , before me the undersigned authority, personally appeared M. Robert Perez and Geraldine Perez , 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.

My Commission Expires: My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

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

My Commission Expires: My Commission Expires May 2, 2011

Notary Public