WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $649,800.00.

Tara N. Jones
Affiant

Subscribed and sworn to me on October 22, 2009.

M Cobb Rochford
NOTARY PUBLIC

My Commission Expires: 1/3/11

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Carol Parsons 4504A Belmont Park Terrace Nashville, TN 37215	SAME	131-07-0P-001.00

Davidson County DEEDWARR
Recvd: 10/26/09 15:27 3 pgs
Fees:18.00 Taxes:2404.26
20091026-0098702

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GARY CLAIBORNE and wife, LESLI CLAIBORNE (a/k/a Leslie Claiborne)**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **CAROL PARSONS, married** hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Unit No. A (4504A) on the Plan of Belmont Park Terrace, as shown on Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of Belmont Park Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20061121-0144441, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Gary Claiborne and wife, Lesli Claiborne and Marcelo Sanz, a married man, by deed from J. David Pearson, an unmarried man, of record in Instrument No. 20061121-0144440, Register's Office for Davidson County, TN. Further, being the same property conveyed to Gary Claiborne and wife, Leslie Claiborne by deed from Marcelo Sanz and wife, Roxana Suarez, of record as Instrument No. 20061121-0144442, Register's Office for Davidson County, TN

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County and subsequent taxes are assumed by the Grantee; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. All matters on the Plan of record in Plat Book 1424, page 2, said Register's Office; and
4. Restrictive covenants of record in Book 1488, page 131, said Register's Office; and
5. Declaration of Covenants, Conditions and Restrictions for Belmont Park Commons including but not limited to easements, assessments, special assessments, charges and liens contained in an instrument of record in Instrument No. 20061121-0144441, said Register's Office.; and
6. Lawsuit entitled Christy Passmore vs. Gary Claiborne, Lesli Claiborne, Marcelo Sanz, MS Construction, LLC, Bradley Construction Group and Belmont Park Commons Owners Association, Docket No. 08GC10884, General Sessions Court for Davidson County, Tennessee; and
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4504A Belmont Park Terrace, 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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons whomsoever. 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 on October 22, 2009.

Gary Claiborne

Lesli Claiborne

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 22, 2009, before me personally appeared Gary Claiborne and wife, Lesli Claiborne 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 that he/she executed the same as his/her free act and deed.

Witness my hand and official seal on October 22, 2009.

NOTARY PUBLIC

My Commission Expires: 1/3/11

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tara Steward, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Steward
Notary's Signature

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 8/23/11