THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10080975** Kate Rosenthal State of Tennessee Notary Public County of Sumner	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $135,000.00. Elroy Griffin Affiant Subscribed and sworn to before me, this 10th day of September, 2010. Kate Rosenthal Notary Public My Commission Expires: 11/26/10

WARRANTY DEED

Address New Owner: Elroy Griffin and Patricia A. Griffin 3137 Parthenon Avenue #2 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-2K-2.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Martha Bissinger Anton now know as Martha Bissinger Hayden, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elroy Griffin and wife, Patricia A. Griffin** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 2, PLAN OF THE COURTYARD Condominiums, as shown on plat of record in Plat Book 7136, Page 263, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said unit. This Conveyance is made subject to all 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 and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to 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 building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, assessements and other undertakings contained in the Master Deed of record in Book 7136, page 204 and as amended in Book 7213, page 126, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Martha Bissinger Anton by Warranty Deed from M & M Partners, Inc., recorded on the 8th day of March, 2000 in Instrument No. 200003080024120, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF THE COURTYARD, as recorded in Plat Book 7136, Page(s) 263, 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).

Terms and provisions of by-Laws of The Courtyard Condominiums recorded in Book 7136, Page 237.

BILL GARRETT, Davidson County
Trans:T20100057825 DEEDWARR
Recvd: 09/14/10 14:52 2 pgs
Fees:13.00 Taxes:499.50
20100914-0073146

Terms and provisions of the Articles of Incorporation of Courtyard Homeowners Association, Inc., recorded in Instrument No. 20040106-0001718.

Charter of The Courtyard Homeowner's Association, Inc. recorded in Book 7233, Page 928.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PLAN OF THE COURTYARD Condominium of record in Book 7136, Page 204 , as amended by instrument(s) of record in Book 7213, Page 126; also subject to easements, rights and interests 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 building thereon.

The said property has never been the marital residence of the Grantor.

This is improved property located at 3137 Parthenon Avenue #2 Nashville TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of September, 2010.

Martha Bissinger Hayden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Martha Bissinger Hayden, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2010.

Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
State Of Tennessee Notary Public
County of Sumner