BILL GARRETT, Davidson County
Trans:T20100067844 DEEDWARR
Recvd: 10/26/10 13:12 2 pgs
Fees:13.00 Taxes:1036.00
20101026-0085667

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Thomas A. Hall, Jr.
Miriam Habeeb
226 31st Avenue North
Nashville, TN 37203

SEND TAX BILL:

New Owner

MAP AND PARCEL:

104-02-OX-226 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Martin I. Perlmutter, married**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Thomas A. Hall, Jr. and wife, Miriam Habeeb**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 226 on the Plan of The Row at 31st Condominiums, as established by Master Deed of record as Instrument No. 20030430-0057670, as corrected as Instrument No. 20040203-0014724, and as further set out by an Addendum to Master Deed of record as Instrument Nos. 20040206-0014724, 20040615-0070764, 20040915-01111215 and 20080425-0042359, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Martin I. Perlmutter, unmarried, by deed from Federal National Mortgage Association aka Fannie Mae, of record as Instrument No. 20090916-0086307, dated September 1, 2009, said Register's Office.
>
> Elizabeth Tumminello joins in execution of this instrument to convey any interest she may have in the subject property as spouse of Martin I. Perlmutter.
>
> This conveyance is made subject to: (1) all applicable zoning ordinances and building restrictions; (2) all covenants, bylaws, restrictions, declarations and easements of record; and (3) such limitations and easements as may affect the premises.

This is improved property known as 226 31st Avenue North, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and

possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 22nd day of October, 2010.

Martin I. Perlmutter

Elizabeth Tumminello

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Martin I. Perlmutter and Elizabeth Tumminello, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 22nd day of October, 2010.

Notary Public

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $280,000.00.

AFFIANT

Subscribed and sworn to before me
this 22nd day of October, 2010.

William T. Chapman, IV State Of Tennessee Notary Public Davidson County

NOTARY PUBLIC
My Commission Expires: 11/22/10