PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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BILL GARRETT, Davidson County
Trans:T20110029224 DEEDWARRSP
Recvd: 05/17/11 09:41 2 pgs
Fees:13.00 Taxes:680.80
20110517-0037556

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref(DM) Title No: 50839
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
The James S. and Deborah E. Maloney Living Trust dated November 11, 1990 827 Cedarstone Way Donelson, Tennessee 37214	Guarantee Trust 316 Robert Rose Dr Murfreesboro TN 37129

TAX MAP-PARCEL NUMBERS: 096020A 01300

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$184,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donelson Cedarstone Associates, II L.P.**, a Tennessee limited partnership, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James S. Maloney and Deborah E. Maloney, Trustees of the James S. and Deborah E. Maloney Living Trust dated November 11, 1990,** 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. 13 of The Bluffs of Cedarstone, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Doc. No. 20070625-0075380, amended in 20070720-086753, Register's Office for said County, to which source reverence 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.

Together with and subject to the Declaration of Reciprocal Easements of record in Doc. No. 20061006-0124722, said Register's Office.

Being part of the property conveyed to Donelson Cedarstone Associates, L. P. A Tennessee limited partnership, by Warranty Deed from The Gideons International, an Illinois corporation, dated June 21, 2005 and recorded on June 23, 2005, of record in Doc. No. 20050623-0072215. By Quitclaim Deed dated October 4, 2006, and recorded on October 6, 2006, of record in Doc. No. 20061006-0124723, said Register's Office, subject property was conveyed to Donelson Cedarstone Associates, II, a Tennessee limited partnership.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record shown as Exhibit "B" to the Master Deed of record in Doc. No. 20070625-0075380, amended in Doc. No. 20070720-0086753, 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 Doc. No. 20070625-0075380, amended in Doc. No. 20070720-0086753, 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; Stormwater Detention Agreements of record in Doc. No. 20060406-0039502 and Doc. No. 20060815-0100303, said Register's Office; Easements for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances to the Metropolitan Government of

Nashville and Davidson County, Tennessee of record in Doc. No. 20060407-0040205 and Doc. No. 20061122-0144864, said Register's Office; Declaration of Reciprocal Easements of record in Doc. No. 20061006-0124722 said Register's Office; All matters shown on the plan of record in Doc. No. 20060407-0040430, said Register's Office.

This is improved property, known as: 827 Cedarstone Way, Donelson, Tennessee 37214

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 warranty and forever defend the title to the said land to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor except for matters set forth herein.

WITNESS THE EXECUTION HEREOF this 12th day of May, 2011.

Donelson Cedarstone Associates, II L. P.
By: Donelson Cedarston, L.L.C., General Partner

By: _____
Floyd Shechter, President

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared **Floyd Shechter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and is identified as **President of Donelson Cedarstone, L.L.C., General Partner of Donelson Cedarstone Associates, II L. P.**, the within named bargainor, a Tennessee limited partnership, and the execution of the foregoing instrument as such officers of the limited liability company for the purposes therein contained, by signing in the name of limited partnership as general partner.

Witness my hand and official seal, at office in Davidson Tennessee this the 12th day of May, 2011.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

_____
Notary Public

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $184,000.00

_____
Affiant

Sworn and subscribed before me this the 12th day of May, 2011.

_____
Notary Public

My Commission Expires: 6-30-14

Lisa M Sheppard
State of Tennessee Notary Public
Rutherford County

Wldoc: Deed Wty—12/92