WARRANTY DEED

FILE BOX 19B
03-12-012-W

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th day of December, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
U. GRANT BROWNING AND ELIZABETH M. BROWNING	CAPITAL BANK AND TRUST COMPANY	104-9
(NAME)	(NAME)	
3015 Poston Avenue	2200 Abbott Martin Road, Ste. 201	122 & 123
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **BROWNING-BACON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **U. GRANT BROWNING AND WIFE, ELIZABETH M. BROWNING**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A CERTAIN CONDOMINIUM UNIT in Davidson County, Tennessee, described as follows: Unit 3.5, plan of West End Close Condominium, as of record on Exhibit "A" of the Master Deed of West End Close of record in Instrument No. 20030701-0090321, as supplemented and amended by Instrument No. 20031202-0173105, Register's Office for Davidson County, Tennessee.

THE PREMISES herein is a condominium established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of the 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of West End Close Condominiums, as of record on Exhibit "A" of the Master Deed and By-Laws of record in Instrument No. 20030701-0090321, said Register's Office.

BEING part of the same property conveyed to BROWNING- BACON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by Deed from SPIVA/HILL MANAGEMENT AND INVESTMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20030220-0022788, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 12/08/03 15:43 2pgs
Fees:13.00 Taxes:1110.00

20031208-0176058

BEING unimproved ☒
Improved ☐ property known as: 3700 West End Ave., #3.5, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 WHEREOF, its hands, this 5th day of December, 2003

BROWNING-BACON PROPERTIES, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By:_____
U. Grant Browning, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **U. GRANT BROWNING**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the CHIEF MANAGER of **BROWNING-BACON PROPERTIES, LLC**, the within named bargainor(s), a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of December, 2003.

My Commission Expires: 03/31/07

_____
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.