THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** FTEC File No. 21986-10-2003 **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones RoadSuite 110, Nashville, TN 37215** **File Box 9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $119,200.00 Affiant Subscribed and sworn to before me, this 9th day of January, 2004. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Walter J. Phillips, IV. Unit No. 102 800 Woodland Street Nashville, TN 37206	**Send Tax Bills To:** Sebring Capital Partners, Limited Partnership 4000 International Pkwy, #3000 Carrollton, TX 75007	**Tax Information:** Map No.82-16 Part of Parcel No. 90

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, **CITY VIEW LOFTS, LLC, A Tennessee Limited Liability Company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Walter J. Phillips, IV., Unmarried,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at Unit No. 102, 800 Woodland Street, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 9th day of January, 2004.

CITY VIEW LOFTS, LLC., A Tennessee Limited Liability Company

BY: _____
Lynn S. Ellsworth, Chief Manager

Davidson County DEEDWARR
Recvd: 01/13/04 15:58 2pgs
Fees:13.00 Taxes:441.04
20040113-0005506

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared Lynn S. Ellsworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of CITY VIEW LOFTS, LLC, A Tennessee Limited Liability Company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of CITY VIEW LOFTS, LLC, A Tennessee Limited Liability Company by himself as Chief Manager. Witness my hand and official seal, at Nashville, Tennessee, this 9th day of January, 2004.

Notary Public

My commission expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 102, together with parking space #25 and the appurtenant interest in the common elements of City View Lofts Condominiums, a horizontal property regime established by Master Deed, recorded as Instrument No. 20020905-0107488, Register's Office for Davidson County, Tennessee as amended by First Amendment to Master Deed for City View Lofts Condominiums recorded as Instrument No. 20030826-0123605, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of City View Lofts recorded as Instrument No. 20020828-0104026, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to City View Lofts, LLC, a Tennessee limited liability company by quitclaim deed dated September 5, 2002 from Metropolitan Development and Housing Agency record as Instrument No. 20020905-0107487, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 Property Taxes, which have been prorated by the parties and assumed by the Grantee;
2) Restrictive covenants contained in an instrument recorded as Instrument No. 20010529-0055279, Instrument No. 20010529-0055280 and in Instrument No. 20020905-0107487, Register's Office for Davidson County, Tennessee, omitting therefrom the requirements of Part III, Sections 1 and 2 which were satisfied as evidenced by Approval of Development Plan recorded as Instrument No. 20030826-0123606, Register's Office for Davidson County, Tennessee;
3) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for City View Lofts Condominiums, recorded as Instrument No. 20020905-0107488, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed for City View Lofts Condominiums recorded as Instrument No. 20030826-0123605;
4) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.; and
5) All matters appearing on the Plan of record in Instrument No. 20020828-0104026, Register's Office for Davidson County, Tennessee.