WARRANTY DEED

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,738.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 2004

Notary Public

MY COMMISSION EXPIRES: NOV. 24, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Sean Kernan (NAME)	Pinnacle National Bank (NAME)	PART OF MAP
1400 - 8th Avenue North Unit (ADDRESS)	2201 Commerce Street, Suite 300 (ADDRESS)	81-12
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	PARCEL 462

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Lofts at Werthan Mills, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher Sean Kernan, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 210 together with the allocated Parking Space and the appurtenant interest in the common elements of The Lofts at Werthan Mills, a horizontal property regime as established by Master Deed for The Lofts at Werthan Mills Condominiums of record in Instrument #20031023-0157113, as amended in Instrument #20040521-0059936, Register's Office for Davidson County, Tennessee, said Unit being depicted oin the Site Plan attached to said Master Deed as Exhibit D, all to which is hereby made for a more complete description thereof.

Being part of the same property conveyed to The Lofts at Werthan Mills, LLC by Special Warranty Deed dated October 28, 2003, from CRJ 8th Avenue Property, LLC of record in Instrument #20031023-0157115, said Register's Office.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing in the Master Deed and Bylaws of record in Instrument #20031023-0157113, said Register's Office; (c) restrictive covenants of record in Book 9183, page 130 and Book 11625, page 280, said Register's Office; (d) right of way easement of record in Book 175, page 137, said Register's Office; (e) reservation of easement for sewer line of record in Book 1291, page 593, said Register's Office; (f) easement for an alley of record in Book 4718, page 619, said Register's Office; and (g) driveway and walkway access easement of record in Instrument #20031023-0157144, said Register's Office.

Davidson County DEEDWARR
Recvd: 06/01/04 10:28 2pgs
Fees:13.00 Taxes:505.93

20040601-0063612

unimproved ( )
This is improved (X) property, known as 1400 - 8th Avenue North Unit 210, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 heirs 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 my hand this 28th day of May 2004

The Lofts at Werthan Mills, LLC
By:
Aaron White, Chief Manager

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Aaron White and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and _____ respectively of the The Lofts at Werthan Mills, LLC the within named bargainor, and corporation, and that he as such Chief Manager and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Aaron White as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 28th day of May, 2004 .

My commission expires _____ _____

Notary Public

KEVIN D. MC... DAVIDSON NOTARY PUBLIC AT LARGE

My Commission Expires Nov. 24, 200...