# WARRANTY DEED

G-CD-05-1400A

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Affiant

Subscribed and sworn to before me this 29th DAY OF April, 2005.

Notary Public
My Commission Expires NOV. 22, 2008

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/03/05 11:02 2 pgs
Fees:13.00 Taxes:1061.90

20050503-0049128

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eric T. Winchell | Churchill Mortgage Corporation | |
| 1400 8th Ave. North #111 | (NAME) 761 Old Hickory Blvd., Suite 400 | |
| (ADDRESS) Nashville, Tennessee 37208 | (ADDRESS) Brentwood, TN 37027 | 81-12B-111CO |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROY NEIL GRAVES, II, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERIC T. WINCHELL, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 111 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 ON THE SITE PLAN ATTACHED TO SAID MASTER DEED AS AN EXHIBIT, ALL TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

Being the same property conveyed to Roy Neil Grave, II, unmarried by deed from The Lofts at Werthan Mills, LLC, a Tennessee Limited Liability Company, filed for record on August 12, 2004, in Instrument No. 20040812-0097427, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a) 2005 Property Taxes, which have been prorated and assumed by the grantee(s) herein; b) Master Deed of record in Inst. No. 20031023-0157113, as amended in Inst. No. 20040521-0059936 and Inst. No. 20040712-0082926, Register's Office for said county; c) restrictive covenants of record in Book 9183, Page 130; and Book 11625, Page 280, Register's Office for said county; d) easements of record in Inst. No. 20031023-0157114; Book 4718, Page 619; Book 1291, Page 593; and Book 175, Page 137; and e) any and all easements and restrictions of record, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1400 8th Ave. North #111, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 29th day of April, 2005.

Roy Neil Graves, II

STATE OF Tennessee
COUNTY OF Davidson

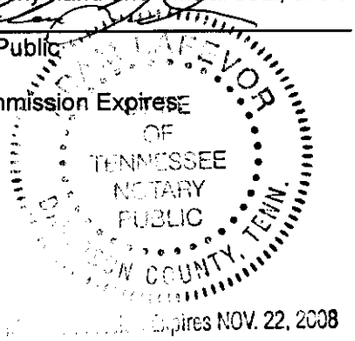
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roy Neil Graves, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of April, 2005.

Notary Public

My Commission Expires

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903