THIS INSTRUMENT PREPARED BY: Mudter Morgan & Patterson Attorneys-at-Law 2000 Richard Jones Road Suite 110 Nashville, Tennessee 37215 Record & Return To: First Title & Escrow Co., Inc. FTEC File No. 24950-12-2005 File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $290,995.00. Affiant Subscribed and sworn to before me this 31st day of January, 2006. Notary Public My Commission Expires:

MARY ESTHER CHAMPION NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires NOV 14 2009

WARRANTY DEED

Address New Owner: Bruce Zeitlin Beth Zeitlin 6200 Robin Hill Road Nashville, TN 37205	**Send Tax Bills To:** First Horizon Home Loan Corp. 2525 West End Ave., #400 Nashville, TN 37203	**Tax Information:** Map No.092-16-0-C Parcel No. 304.00

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, **807 Eighteenth Partners, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bruce Zeitlin and wife, Beth Zeitlin** ("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 807 18th Avenue South #304, Nashville, Tennessee 37203

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.

Pursuant to terms of the Master Deed, Grantor hereby allocates to Grantee, parking space #32, described in 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 the 31st day of January, 2006.

807 Eighteenth Partners, LLC

By: Martin H. Heflin, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martin H. Heflin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Chief Manager of 807 Eighteenth Partners, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of January, 2006.

Notary Public

WILLIAM ANDREW

My Commission Expires:

5.14.08

Davidson County DEEDWARR
Recvd: 02/03/06 15:53 2 pgs
Fees:13.00 Taxes:1076.68

20060203-0014039

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 304 and Parking Space 32, together with the appurtenant interest in the common elements of 807 Eighteenth Avenue, horizontal property regime established by Master Deed, of record in Instrument No. 20041214-0148798, amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, and Instrument No. 20051123-0142078, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned second amendment to Master Deed.

Being part of the same property conveyed to 807 Eighteenth Partners, LLC, a Tennessee limited liability company, by deed dated July 26, 2004 from Harold Shedd, unmarried, and Mitchell Shedd, unmarried, of record in Instrument No. 20040727-0089846, Register's Office for Davidson County, Tennessee and by quitclaim deed from Charles S. Ryan dated March 22, 2005 of record in Instrument No. 20050420-0044082, said Register's Office.

This conveyance is made subject to:

1. Taxes which have been pro-rated and assumed by the Grantee;
2. Charter of Incorporation of 807 Eighteenth Homeowners Association, Inc. of record in Instrument No. 20041130-0142097;
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for 807 Eighteenth Avenue, of record in Instrument No. 20041214-0148798, amended in Instrument No. 20041216-0149823, Instrument No. 0050504-0050222 and Instrument No. 20051123-0142078;
4. All matters appearing on the Plan of record as Plan Book 1, page 69, Chancery Court at Nashville, Tennessee and
5. Easements and agreements set forth in Boundary Line Settlement, Quitclaim Deed and Grant of Easements of record in Instrument No. 20050420-0044082, Register's Office for Davidson County, Tennessee.