THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25321-04-2006** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $529,000.00. Affiant Subscribed and sworn to before me this 24th day of May, 2006. Notary Public My Commission Expires: My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Challis M. Lowe-Bowers Richard C. Bowers 10950 SW 59 Ct. Pinecrest, FL 33156	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.104.05-0-091.00 AND Parcel No. 104.05-0-431.00

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, **Greenway Park Brownstones, LLC, a Tennessee Limited Liability Company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Challis M. Lowe-Bowers and husband, Richard C. Bowers** ("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 3517 Hillsdale Lane, Nashville, TN 37205

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 the 24th day of May, 2006.

Greenway Park Brownstones, LLC, a Tennessee Limited Liability Company

BY: _____
Barbara Browning, Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared Barbara Browning with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Member of Greenway Park Brownstones, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of Greenway Park Brownstones, LLC, a Tennessee Limited Liability Company, by herself as said Member.

Witness my hand and official seal, at Nashville, Tennessee, 24th day of May, 2006.

Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 05/26/06 15:09 2 pgs
Fees:13.00 Taxes:1957.30

20060526-0062523

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2, together with the appurtenant interest in the common elements of Greenway Park Brownstones horizontal property regime with private elements, established by Declaration, of record in Instrument No. 20060413-0042742, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration and being located upon Lot No. 2 on the Plan of Resubdivision of Portion Of Lot 28 Hardison & Young Subdivision of record in Instrument No. 20040413-0041413, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Greenway Park Brownstones, LLC, a Tennessee Limited Liability Company by Deed dated April 12, 2006 from 3015 Poston Avenue Partnership, a Tennessee partnership of record in Instrument No. 20060413-0042741, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Instrument No. 20040810-0094995 (Lot 1) and Instrument No. 20050810-0094996 (Lot 2), Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Greenway Park Brownstone of record in Instrument No. 20060504-0052164, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Greenway Park Brownstones, of record in Instrument No. 20060413-0042742, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Instrument No. 20040413-0041413, Register's Office for Davidson County, Tennessee.