WARRANTY DEED

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2008 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 278,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF JUNE, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 06-01514 ARLUND

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Charles A. Arlund Jr.	same	MAP:
1400 8th Avenue N. Unit 317		Parcel:81-12B-001.00 CO
Nashville, TN 37208		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NIAMH A. O'BRIEN, A SINGLE WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CHARLES A. ARLUND JR., A MARRIED MAN

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

SEE EXHIBIT "A"

This is improved property known as 1400 8th Avenue N. Unit 317, Nashville, TN 37208

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 12th day of June, 2006.

Niamh A. O'Brien by Aoibheann Barbera attorney in fact.

Niamh A. O'Brien by Aoibheann Barbera, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 12th day of June, 2006, before me personally appeared Aoibheann Barbera to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Niamh O'Brien** and acknowledged that she executed the same as the free act and deed of said **Niamh O'Brien**.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public

My Commission Expires:

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2008 WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 06/16/06 14:44 2 pgs
Fees:13.00 Taxes:1028.60

20060616-0072213

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 317, 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, INSTRUMENT #20040712-0082926, INSTRUMENT #20050202-0012489, AND INSTRUMENT NO. 20051230-0156950, REGISTER'S OFFICE OF 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 PART OF THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY TO CRJ 8TH AVENUE PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 15TH DAY OF MARCH, 2001 IN INSTRUMENT NO. 20010315-0025023 AND SPECIAL WARRANTY DEED FROM CRJ 8TH AVENUE PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO LOFTS AT WERTHAN MILLS III, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 2ND DAY OF FEBRUARY, 2005 IN INSTRUMENT NO. 20050202-0012490, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO NIAMH A. O'BRIAN, UNMARRIED BY WARRANTY DEED FROM LOFTS AT WERTHAN MILLS III, LLC, RECORDED MARCH 7, 2006 AT INSTRUMENT NO. 20060307-0026556, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Niamh A. O'Brien pursuant to a power of attorney executed by the same on the 06 June 2006 and being filed for in Instrument # 20060616-0072212, Register's Office for Davidson County, Tennessee.

*WARRANTY DEED RECORDED MARCH 7, 2006 AS INSTRUMENT NO. 20060307-0026556, REGISTER'S OFFICE OF DAVIDSON COUNTY. TENNESSEE INCORRECTLY SHOWS THE NAME OF THE GRANTEE AS NIAMH A. O'BRIAN THE CORRECT SPELLING IS NIAMH A. O'BRIEN.