Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $50,000.00 .

Affiant

Subscribed and sworn to before me this 24th day of August, 2006.

Notary Public
My Commission Expires 04/22/09

LARRY L. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

06-0514

Address of New Owner:	Send Tax Bills to:	Tax Information:
Utopia, L.P.	SAME	105-16
2100 Utopia Avenue	2108 Utopia Avenue	#175.00
Nashville, TN 37211	Nashville, TN 37211	

WARRANTY DEED

For and in 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 **Lois E. Winn, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Utopia, L.P., a Tennessee limited partnership**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the westerly 100 feet of Lot No. 15 and the northerly 33.1 feet of the westerly 100 feet of Lot No. 16 on the Map of Corinne Place, as of record in Plat Book 332, page 1, Register's Office for said County.

Being the same property conveyed to Lois E. Winn by Installment Deed from Virginia J. Sloan, Charly H. Fisher and wife, Katherine W. Fisher of record in Book 5486, page 248, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2100 Utopia Avenue, Nashville, TN 37211.**

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.

Davidson County DEEDWARR
Recvd: 08/28/06 14:43 2 pgs
Fees:13.00 Taxes:185.00
20060828-0106159

Witness our hands this 24th day of August, 2006.

Lois E. Winn

Lois E. Winn

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Lois E. Winn, unmarried**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 24th day of August, 2006.

Notary Public

My Commission Expires: 04/22/09

LARRY L. WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN