# WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

G-VRES-06-105

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas William Morgan, Jr. | Thomas William Morgan, Jr. | |
| 309 Church Street, #105 (ADDRESS) | 309 Church Street, #105 (NAME) (ADDRESS) | 93-6-1G-105.CO |
| Nashville, TN 37201 (CITY) (STATE) (ZIP) | Nashville, TN 37201 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we URBAN SHED DEVELOPMENT, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS WILLIAM MORGAN, JR. AND WIFE, LISA MARIE MORGAN, 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 105, THE EXCHANGE LOFTS OF BANNER BLOCK CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20050527-0060419 AS AMENDED BY INSTRUMENT NOS. 200509270115946, 200607280091581 AND 200607310092812, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM ANGIE MCKINNEY, JOHN BRANDON MILLER, AND JUDY ELAINE DUERSON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP TO URBAN SHED DEVELOPMENT, LLC AS RECORDED ON THE 22ND DAY OF AUGUST, 2005 IN INSTRUMENT NO. 20050822-0099735 AND WARRANTY DEED FROM THE EXCHANGE LOFTS, LLC TO ANGIE MCKINNEY, JOHN BRANDON MILLER, AND JUDY ELAINE DUERSON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AS RECORDED ON THE 22ND DAY OF AUGUST, 2005 IN INSTRUMENT NO. 20050822-0099517 WITH SCRIVENER'S AFFIDAVIT RECORDED AT INSTRUMENT NO. 20051019-0126059
, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved ( X ) property, known as 309 Church Street, #105, Nashville, Tennessee 37201
(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.

Davidson County DEEDWARR
Recvd: 09/01/06 16:14 2 pgs
Fees:13.00 Taxes:688.20
20060901-0108732

Witness my/our hand(s) this 28th day of August, 2006.

Urban Shed Development, LLC

By: J. Brandon Miller

Title: Chief Manager

By: L. Lawless

Title: Secretary

By: Judy Duerson

Title: Treasurer

By L. Lawless
Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of August, 2006, before me personally appeared J. Brandon Miller and Angie L. Lawless, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself/themselves to be the Chief Manager and Secretary of Urban Shed Development, LLC, the within named bargainor, a limited liability company, and that he/she as such Chief Manager and Secretary executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of August, 2006.

Notary Public

My Commission Expires: 3-8-10

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Patrick Moore of the state and county mentioned, personally appeared Angie Lawless within whom I am personally aquainted with (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Judy Duerson who is Treasurer (title)(or other officer authorized to execute the instrument) of Urban Shed Development, LLC (Company name) the within named bargainor a Limited Liability Company, and that such Treasurer executed the foregoing instrument on behalf of Urban Shed Development, LLC for the purpose therein contained by signing by power of attorney the name of the entity as Judy Duerson (name of entity).

Witness my hand and official seal at Davidson County, TN on this the 28th day of August, 2006.

NOTARY PUBLIC

My Commission Expires: 3-8-10

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903