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Davidson County DEEDWARR
Recvd: 10/06/06 11:18 2 pg
Fees:13.00 Taxes:1665.00
20061006-0124734

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 4th day of October, 2006.

Notary Public

My Commission Expires: 10/10/09

WARRANTY DEED

DONALD R. BARRETT, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Brandon Miller, Angie Lawless, and Judy Duerson
309 Church Street 604
Nashville, Tennessee 37201

SEND TAX BILLS TO:
NEW OWNER
Angie Lawless
309 Church St.
Unit 508
Nashville, TN 37201

MAP-PARCEL NUMBERS:

093061G60400CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donald Crosslin, unmarried hereinafter referred to as Grantors, hereby transfers and conveys to Brandon Miller, an unmarried man, and, Angie Lawless, an unmarried woman, and, Judy Duerson, an unmarried woman, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Unit 604, and two parking spaces, The Exchange of Banner Block Condominiums, as established under Master Deed of record in Instrument No. 20050527-0060419, 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 to Donald Crosslin, unmarried, by warranty deed from The Exchange Lofts, LLC, of record in Instrument No. 20050901-0105247, Register's Office for Davidson County, Tennessee, dated August 25, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth in Book 9208, Page 613, Instrument Number 20020626-0076795, 20040708-0081245, 20050527-0060419, 20041001-0118481, 20050511-0053156, and Book 148, Page 264, Register's Office of Davidson County, Tennessee

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006 have been paid. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 309 Church Street 604, Nashville, TN 37201.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this 4th day of October, 2006.

Donald Crosslin
by: Colette Moore

Donald Crosslin by Colette Moore,
Attorney In Fact Atty-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Colette Moore, with whom I am personally acquainted, and who acknowledged that she is the attorney in fact of Donald Crosslin and is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal this 4th day of October, 2006.

Notary Public

My Commission Expires: 10/10/05

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC