Davidson County DEEDWARR
Recvd: 02/09/07 11:05 3 pgs
Fees:18.00 Taxes:129.50
20070209-0017100

Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Coordination Plus, LLC P.O. Box 160591 Nashville, TN 37216	SAME	Map 43-10-B Parcel 95 CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Harwell & Neal, a Tennessee partnership, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Coordination Plus, LLC, a Tennessee limited liability company, the GRANTEE herein, its heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

> LAND in Davidson County, Tennessee, being UNIT No. D-95, on the plan of Madison Park Condominiums, according to the Master Deed of record in Book 5462, page 614, as corrected in Book 5608, page 551, and the Addendum to the Master Deed recorded in Book 8014, page 416, and as shown on plat recorded in Book 5200, page 179, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.
>
> BEING a portion of the same property conveyed to Harwell & Neal, a Tennessee partnership, by Deed from M/P-II Associates, Ltd., of record in Book 8092, page 52, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as Unit D-95 Madison Park Condominiums, Phase II, 555 North Dupont Avenue, Madison, TN 37115

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, successors and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered except for the following:

1. The 2007 real property taxes, which are a lien, but not yet due and owing.
2. Storm water detention agreement of record in Book 6160, page 607, said Register's Office.

3. All matters on the plan of record in Plat Book 5200, page 179, said Register's Office.

4. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney and limitation on title created by the Tennessee Horizontal Property Act in the Tennessee Code Annotated, as set forth in the Master Deed of record in Book 5462, page 614, as corrected in Book 5608, page 551, and in the Addendum to Master Deed of record in Book 8014, page 416, said Register's Office.

GRANTOR further covenants and binds itself, its heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 its hand by its duly authorized representative this 8 day of February, 2007.

HARWELL & NEAL, a Tennessee Partnership

By: _____
DONNA J. PHILLIPS, General Partner

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Donna J. Phillips, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a general partner of Harwell & Neal, the bargainor, a Tennessee general partnership, and that she as such general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership as such general partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 8TH day of February, 2007.

_____
Notary Public

My Commission Expires:

_____

JOANNE M. COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $35,000.00.

Affiant

Sworn to and subscribed before me this 8th day of February, 2007.

Notary Public

My Commission Expires:

11-14-2009

CINDY S. SMITH
STATE OF TENNSEESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

N:\Clients G-M\Harwell & Neal Partnership 99302\Hickory Hills 7340\Other\Sale of D-95 Madison Park Condo\Warranty Deed.doc