THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 03/01/07 08:04 2 pgs
Fees:13.00 Taxes:1306.10
20070301-0025010

BOX 10-A

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Adam Morgan 205 31st Avenue North #211 Nashville, TN 37203	NEW OWNER	104-02-0C-211.00 CO

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $353,000.00.

Affiant

Subscribed and sworn to before me this 27th day of February, 2007

Notary Public
My Commission Expires: 1-10-09

STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Midtown Lofts, LLC a Tennessee Limited Liability Company** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Adam Morgan and Steve Morgan**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Unit # 211, together with the appurtenant interest in the common elements of Midtown Lofts, Condominiums, a horizontal property regime established by Master Deed, of record in Instrument #20050630-0075478, amended in Instrument # 20060921-0117372, Instrument #20061016-0128233, and Instrument # 20070124-0009913, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Midtown Lofts, LLC, a Tennessee Limited Liability Company, by Warranty Deed, from Sam H. Hirshberg and wife, Phyllis G. Hirshberg, of record in Instrument # 20050630-0075477, Register's Office for Davidson County, Tennessee, dated June 29, 2005. Being the same property conveyed to Sam H. Hirshberg by Warranty Deed from Robert DeVieux and spouse, Jessy Devieux, of record in Book 8372, Page 409, Register's Office for Davidson County, Tennessee, dated June 11, 1991.

This conveyance is made subject to property taxes for the year 2007 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: Restrictive covenants recorded in Instrument # 20050630-0075478, #20060921-0117372, #20061016-0128233, and #20070124-0009913, Davidson County Register's Office. Charter of Incorporation of Midtown Lofts Condominium Association, Inc., of record in Instrument # 20061220-0156805, Register's Office for Davidson County, Tennessee 2007 Taxes and following a lien, but not yet due and payable Taxes or special assessments which are not shown as existing liens by the public records.

THIS IS **improved** PROPERTY KNOWN AS 205 31st Avenue North #211, Nashville, TN 37203

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seizec and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 27th day of February, 2007

Midtown Lofts, LLC a Tennessee Limited Liability Company

BY: _____

Title: C. M.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Lynn Elsworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be the Chief Manager of Midtown Lofts, LLC a Tennessee Limited Liability Company the within named bargainer, and that as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the bargainer by himself/herself as Chief Manager.

Witness my hand and seal, at office in Tennessee, this the 27th day of February, 2007

GERALD SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 1-10-10