THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 07040082** Davidson County DEEDWARR Recvd: 05/21/07 16:11 2 pgs Fees:13.00 Taxes:662.30 20070521-0060716	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$179,000.00~~ Affiant Subscribed and sworn to before me, this 17th day of May, 2007. Notary Public My Commission Expires:

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

MY COMMISSION EXPIRES NOV 22 2010

WARRANTY DEED

Address New Owner: Michael Roos and Katherine Roos 406 VAN BUREN STREET NASHVILLE, TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082-09-281.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Germantown Partners, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Roos and wife, Katherine Roos**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 103, SUMMER STREET LOFTS, as established under Master Deed of record in Instrument 20061215-0154790, 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 part the same property conveyed by Quticlaim Deed from Metropolitan Development and Housing Agency to Germantown Partners, LLC, a Tennessee limited liability company as recorded on the 31st day of January, 2003 in Instrument No. 20030131-0013511 and part of General Warranty Deed from Scott C. Chamber to Metropolitan Development and Housing Agency as recorded on the 31st day January, 2003 in Instrument No. 20030131-0013510, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 500 Madison Street, Unit 103, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of May, 2007.

Germantown Partners, LLC

By: Andree LeQuire, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andree LeQuire, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a partner in Germantown Partners, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of May, 2007.

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES NOV 22 2010

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER