RECORDING INFORMATION
Davidson County DEEDWARR Recvd: 05/30/07 11:05 2 pgs Fees:13.00 Taxes:2651.67 20070530-0063986

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00008792

MAP - PARCEL NO: 104-060Q-002.00CO

Send Tax Statements To:
FRANKLIN C. MASON
SAME

Name/Address New Owner:
FRANKLIN C. MASON
3408 B Marlborough Ave
NASHVILLE, TN 37212

Name of Mortgagee:
1st MAGNUS
1603 N. Wilmot
TUCSON, AZ
85711

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PRIME MOTIVE BUILDERS, LLC**, has bargained and sold and by these presents do transfer and convey unto **FRANKLIN C. MASON**, his heirs and assigns forever, the following describe property, to wit:

Land in Davidson County, Tennessee, being Unit 85-B together with the appurtenant interest in the common elements of Marlborough Avenue Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20060512-0055811, Davidson County, Tennessee. Said Unit being depicted on the Condominium Site plan attached as Exhibit "A" to the aforementioned Master Deed and being located on the plan of Bransford Realty Company's West End Heights Subdivision of record in Book 332, page 124 and 125, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Prime Motive Builders, LLC, a Tennessee Limited Liability Company, by deed from Raymond E. Pruett and wife, Diane M. Pruett and Timothy W. Holes and wife, Ginger P. Holmes, of record in Instrument No. 20050411-0039373, dated March 30, 2005, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee, his heirs and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2007 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters as shown on the Plan of record in Book 332, page 124 and 125, Register's Office for Davidson County, Tennessee.
3. This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to easements rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land

embracing the regime and building thereon; and also including, without limitations all conditions, covenants, restrictions and options, burdens, assessments and other undertaking contained in the Master Deed of record in Instrument No. 20060512-0055811, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signatures, this the 25 day of May, **2007.**

PRIME MOTIVE BUILDERS, LLC

By: _____
GILES D. GARRETT, CHIEF MANAGER

By: _____
JIMMY RICE, SECRETARY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared **GILES D. GARRETT** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the **CHIEF MANAGER** of **PRIME MOTIVE BUILDERS, LLC**, the within named bargainor, a limited liability company, and that he as such **CHIEF MANAGER,** respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as **CHIEF MANAGER,** respectively.

WITNESS my hand and seal, at office, on this 25 day of May, 2007.

My Commission Expires:
12-20-08

_____
Notary Public

DONNA L. SAVAGE NOTARY PUBLIC WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared **JIMMY RICE** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the **SECRETARY** of **PRIME MOTIVE BUILDERS, LLC**, the within named bargainor, a limited liability company, and that he as such **SECRETARY,** respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as **SECRETARY,** respectively.

WITNESS my hand and seal, at office, on this 25 day of May, 2007.

My Commission Expires:
12-28-08

_____
Notary Public

DONNA L. SAVAGE NOTARY PUBLIC WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$716,667.00**.

_____
Affiant

SWORN TO and subscribed before me on this 25 day of May, 2007.

My Commission Expires:
10-26-07

_____
Notary Public

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY