THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26880-07-2007** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $619,354.00. Affiant Subscribed and sworn to before me this 6th day of August, 2007. NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 08/09/07 15:18 2 pgs
Fees:13.00 Taxes:2291.61
20070809-0095625

WARRANTY DEED

Address New Owner: Mark T. McQueen, Ann U. McQueen 3519 Hillsdale Avenue Nashville, TN 37205	**Send Tax Bills To:** Franklin American Mortgage Co. 501 Corporate Ctr. Dr. #400 Franklin, TN 37067	**Tax Information:** Map and Parcel No.:104050F003.00CO

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, **Greenway Park Brownstones, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark T. McQueen and wife, Ann U. McQueen** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3519 Hillsdale Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 6th day of August, 2007.

Greenway Park Brownstones, LLC, a Tennessee limited liability company

By: _____
U. Grant Browning, Authorized member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared U. Grant Browning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized member (or other officer authorized to execute the instrument) of Greenway Park Brownstones, LLC, the within named bargainor, a corporation, and that he as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such aforesaid authorized officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 6th day of August, 2007.

_____
Notary Public

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 3 together with the appurtenant interest in the common elements of Greenway Park Brownstones horizontal property regime with private elements established by Declaration, of record in Instrument No. 20060413-0042742, amended in Instrument No. 20060501-0049852, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Declaration and being located upon Lot No. 1 on the Plan of Resubdivision of Portion of Lot No. 28 Hardison and Young Subdivision of record in Instrument No. 20040413-0041413, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Greenway Park Brownstones, LLC, a Tennessee limited liability company by Quitclaim deed dated April 12, 2006 from 3015 Poston Avenue Partnership, a Tennessee partnership of record in Instrument No. 20060413-0042741, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Instrument No. 20040810-0094995 (Lot 1) and Instrument No. 20050810-0094996 (Lot 2), Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Greenway Park Brownstones Homeowners Association of record in Instrument No. 20060504-0052164, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Greenway Park Brownstones, of record in Instrument No. 20060413-0042742 amended in Instrument No. 20060501-0049852, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Instrument No. 20040413-0041413, Register's Office for Davidson County, Tennessee.