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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**3817 Bedford Avenue**<br>**Suite 140**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 07070243**<br><br>Davidson County DEEDWARR<br>Recvd: 08/21/07 09:22 2 pgs<br>Fees:13.00 Taxes:777.00<br>20070821-0099875 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $210,000.00.<br>Affiant<br><br>Subscribed and sworn to before me, this 17th day of August, 2007.<br><br>Notary Public<br>My Commission Expires: |

# WARRANTY DEED

MY COMMISSION EXPIRES NOV 22 2010

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| Address New Owner:<br>Mirsa 2, LLC<br>134 Acklen Park Drive<br>Nashville TN 37203 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>104-02-0H-007.00 CO |

**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, **Frank V. Schriner III, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mirsa 2, LLC**, ("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 7 ON THE PLAN OF WEST PARK PLACE, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED IN TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED AND BY-LAWS, OF RECORD IN BOOK 7120, PAGE 792, AND AMENDED IN BOOK 7276, PAGE 824, REGISTER'S OFFICE FOR DAVIDSON, COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH ON THE MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF WEST PARK PLACE CONDOMINIUMS, AS OF RECORD IN BOOK 6900, PAGE 202, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT. BEING THE SAME PROPERTY CONVEYED TO FRANK V. SCHRINER, III BY WARRANTY DEED FROM PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, RECORDED ON THE 19TH DAY OF MAY, 2004 IN INSTRUMENT NO. 20040519-0058794, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 134 Acklen Park Drive Nashville TN 37203

**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.

This property has never been the marital residence of Frank V. Schriner, III.

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 August, 2007.

Frank V. Schriner III

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frank V. Schriner III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY