Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 09/05/07 13:15 1 pgs
Fees:13.00 Taxes:129.50

20070905-0106616

WARRANTY DEED

Preparer's File #-07G0405

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2007.

(Affix Seal) Notary Public

My Commission Expires: 10/29/2010

L. C. WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:		Tax ID#:
Nelson Wennerlund and Anthony Chaboya	Churchill Properties	133-15-0A-059.00 CO
Care of: 3331 SANDY SPRINGS RD	c/o ATTN: Sandra Roberts 5722 Hickory Plaza, Ste. B-2	
CEDAR HILL TN 37032	Nashville, TN 37211	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, BBH INVESTMENTS, A TENNESSEE AND GENERAL PARTNERSHIP COMPOSED OF JOHN B. BEARDEN, STEVENSON F. BARNES, AND LAWSON H. HARDWICK, III, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto NELSON WENNERLUND AND ANTHONY CHABOYA, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Unit K-1, of Pagoda Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, page 22, undivided percentage interest in the Common Elements, appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to BBH Investments, a Tennessee General Partnership composed of John B. Bearden, Stevenson F. Barnes and Lawson H. Hardwick, III by Warranty Deed from Pagoda Associates, a joint venture of record in Book 6133, page 777, dated 8/1/1983, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is (X) improved property known as **320 Welch Road, Nashville, Tennessee 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **31st** day of **August**, **2007**:

BBH INVESTMENTS, A TENNESSEE AND GENERAL PARTNERSHIP

By: _____
LAWSON H. HARDWICK, III

Title: GENERAL PARTNER

W. AARON FORTNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary, of the state and county mentioned, personally appeared **LAWSON H. HARDWICK, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the General Partner of **BBH INVESTMENTS, A TENNESSEE AND GENERAL PARTNERSHIP** the within named bargainor, a Partnership, and that as such General Partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Partnership as **BBH INVESTMENTS, A TENNESSEE AND GENERAL PARTNERSHIP, LAWSON H. HARDWICK, III, General Partner**.

W. AARON FORTNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Witness my hand and official seal this 31st day of August, 2007.

Notary Public

My Commission Expires: 04/27/2013