# WARRANTY DEED

G-VRE-07-107

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF November, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Regal Properties, Inc. | Regal Properties, Inc. | |
| 655 Harpeth Trace Drive | (NAME) 655 Harpeth Trace Drive | |
| (ADDRESS) Nashville, TN 37221 | (ADDRESS) Nashville, TN 37221 | 92-16-H-107 CO |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 considerations, the receipt of which is hereby acknowledged, we MIDTOWN PROPERTIES PARTNERSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto REGAL PROPERTIES, INC., A TENNESSEE CORPORATION, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 107, UNIVERSITY HOUSE CONDOMINIUM, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20070418-0046460, AMENDED IN INSTRUMENT NO. 20070521-0060541, 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 OF THE SAME PROPERTY CONVEYED TO MIDTOWN PROPERTIES PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP BY WARRANTY DEED FROM POWELL INVESTMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, SUCCESSOR TO POWELL INVESTMENT COMPANY, L.P., A TENNESSEE LIMITED PARTNERSHIP, RECORDED ON THE 9TH DAY OF FEBRUARY, 2007 IN INSTRUMENT NO. 20070209-0017378, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 1, PAGE 69; INSTRUMENT NUMBERS 20070521-0060541; 20070425-0049121; 20070209-0017376, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved ( X ) property, known as 806 18th Avenue, Unit 107, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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(S), 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.

Davidson County DEEDWARR
Recvd: 11/20/07 10:20 2 pgs
Fees:13.00 Taxes:444.00

20071120-0135806

Witness my/our hand(s) this 12th day of November, 2007.

Midtown Properties Partnership

BY: William D Hadley Jr

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of November, 2007, before me personally appeared William D. Hadley, Jr., to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of Midtown Properties Partnership, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of November, 2007.

Cara Monforte
Notary Public

My Commission Expires: 1/26/2008

CARA MONFORTE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903