This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Bruce B. Magnuson
2720B Acklen Ave.
Nashville, Tennessee 37212

SEND TAX BILL TO:
Owner

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 11/21/07 11:51 2 pgs
Fees:13.00 Taxes:1832.24
20071121-0136341

MAP **104-11**
GROUP **W**
PARCEL **200CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LQ, LLC,** , hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Bruce B. Magnuson and wife, Kathleen Magnuson**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of 2720 Acklen Avenue Condominium, a horizontal property regime created according to the provisions of the Horizontal Property Act of the State of Tennessee, as established by the Master Deed and By-Laws of 2720 Acklen Avenue Condominium of record in Instr. 20070116-0006355, Register's Office, Davidson County, Tennessee, together with the appurtenant interest in the common elements attached thereto.

Being a part of the same property conveyed to LQ, LLC by deed from Radu Pop, unmarried, of record in Instr. 20060201-0012571, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises including the Master Deed and By-Laws of 2720 Acklen Avenue Condominium of record in Instr. 20070116-0006355.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **2720B Acklen Ave., Nashville, Tennessee 37212.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, , forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand this **the 19th** day of **November, 2007.**

LQ, LLC

By: _____
Paul J. Luehrsen, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Paul J. Luehrsen** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Secretary of **LQ, LLC**, the within named bargainor, and that he as such Secretary, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 19th day of November, 2007.

_____
NOTARY PUBLIC

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 8-9-09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $495,200.00.

_____
AFFIANT

Subscribed and sworn to before me on this 19th day
of November, 2007.

_____
NOTARY PUBLIC

DEBORAH H. BERRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 3-20-2010