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. 27266-12-2007** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $125,000.00. Affiant Subscribed and sworn to before me this 15th day of January, 2008. NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Steinland, LLC, a Tennessee limited liability company 2 Music Circle South, #212 Nashville, TN 37203	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.:093130A20300CO

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, **Chris Thoeny, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steinland, LLC, a Tennessee limited liability company** ("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 11 Music Square East, #203, Nashville, TN 37203

This is not nor ever has been the principal residence of the Grantor.

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 15th day of January, 2008.

Chris Thoeny

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Chris Thoeny**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2008.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Davidson County DEEDWARR
Recvd: 01/23/08 14:24 2 pgs
Fees:13.00 Taxes:462.50

20080123-0007170

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 203, together with the appurtenant interest in the common elements of Spence Manor Condominium, a horizontal property regime established by Master Deed, of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property conveyed to Rodney D. Buckle and wife, Louise Anne Murphy, by deed dated December 28, 1990, from Fred E. Perry, unmarried, of record in Book 8266, page 177, Register's Office for Davidson County, Tennessee. Subject property was sold for delinquent taxes in Tax Civil Action No. 99-705-II, Chancery Court for Davidson County, Tennessee, and title was vested in Quantum Realty Advisors, by Decree Confirming Sale of record as Instrument No. 20000802-0076769, said Register's Office. Subject property was redeemed and by Decree for Redemption, recorded as Instrument No. 20080213 000 7169, said Register's Office, title to subject property was divested out of Quantum Realty Advisors and vested in Rodney Buckle, and wife. Subject property was conveyed to Chris Thoeny by deed by Robert M. Wilson, Jr., Successor Trustee, by Trustee's Deed record as Instrument No. 20000502-0043853, said Register's Office. Quantum Realty and Quantam Realty are one and the same.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Spence Manor Condominium Association, Inc. of record in Book 6790, page 237, amended in Instrument No. 20011106-0121962 and in Instrument No. 20020710-0083218, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Spence Manor Condominiums, of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee. Appointment of Substitute Trustee of record in Instrument No. 20040325-0033922, Register's Office for Davidson County, Tennessee.