Return to: First Title and Escrow Company, Inc.
File Number 27286 Box 9B

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

ADDRESS NEW OWNER:
Cheryl M. Coffin & Ralph Topham
2720A Acklen Ave.
Nashville, Tennessee 37212

SEND TAX BILL TO:
SunTrust Mortgage, Inc.
Post Office Box 79041
Baltimore, MD 21279-0041

MORTGAGEE:
SunTrust Mortgage, Inc.

MAP 104-11
GROUP W
PARCEL 100CO

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, a Tennessee limited liability company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Cheryl M. Coffin and Ralph Topham**, wife and husband, 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 A 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, a Tennessee limited liability company by deed from Radu Pop, unmarried of record in Instr. 20060201-0012572, 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 **2720A 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.

Davidson County DEEDWARR
Recvd: 02/05/08 13:22 2 pgs
Fees:13.00 Taxes:1820.40
20080205-0012040

WITNESS my hand this **the 1st** day of **February, 2008.**

LQ, LLC, a Tennessee limited liability company

By: _____
Paul J. Luehrsen, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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, a Tennessee limited liability company**, the within named bargainor, and that he as Secretary, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of February, 2008.

_____
M. L. Hickernell
NOTARY PUBLIC

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

My Commission Expires: 8/9/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $492,000.00.

Cheryl M. Coffin
AFFIANT

Subscribed and sworn to before me on this 1st day of February, 2008.

_____
NOTARY PUBLIC

My Commission Expires: 8-9-09

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