THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
spencer ray talbott
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1553

Davidson County DEEDWARR
Recvd: 03/04/08 09:52 2 pgs
Fees:13.00 Taxes:1099.91
20080304-0021406

Property Address: 1601A Douglas Avenue, Nashville, TN 37206

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Christian Properties, Inc.**, existing under the laws of **Tennessee** hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Brian Haile, as Sole Owner, his/her personal representatives and assigns** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Unit # "A", on the Plan of 1601 Douglas Avenue Condominiums, as shown by Master Deed of record in Instrument No. 20080115-0004471, Register's Office for said county, to which plat reference is herby made for a more complete and accurate description of said property.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from Joel R. Sullivan and Brett Alden Baier, Tenants in Common, dated May 14, 2007, and recorded May 30, 2007, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20070530-0064231.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors, successors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

And furthermore, the said Grantor does by these presents bind itself and it's successors to warrant and defend the above granted and bargained premises to the said Grantee, his successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $297,273.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

1100

BSH by TPM, AIF

WITNESS Grantor's hand this 29th day of February, 2008.

CHRISTIAN PROPERTIES, INC.

By: Van E. Christian, II, President

By: _____

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 29th day of February, 2008, before me, Jamie R. Talbott, the undersigned officer, personally appeared Van E. Christian, II of Christian Properties, Inc., and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself/herself as President.

Notary Public
My Commission expires: 1-23-2011

Grantor's Name, Address, Phone:
Christian Properties, Inc.

Grantee's Name, Address, Phone:
Brian Haile
1601A Douglas Avenue
Nashville, TN 37206

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $297,273.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____

Subscribed and sworn to before me this 29 day of February, 2008.

Notary Public
My Commission expires: 1-23-2011

Person or Agency responsible for taxes:
Brian Haile
1601A Douglas Avenue
Nashville, TN 37206

Parcel ID **#083-02-0-175.00**

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds