This document prepared by (and after recording return to):	
Name:	**Consumer Trust Title & Escrow, LLC**
Address:	**219 Ward Circle**
Address 2:	**Suite 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 03/25/08 09:49 3 pgs
Fees:18.00 Taxes:506.90

20080325-0029631

--------Above This Line Reserved For Official Use Only----------

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, **KYLE BROWN, UNMARRIED**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **MICHAEL S. GRUENEWALD,** UNMARRIED hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Academy Square, of record in Book 5200, Page 614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This being the same property conveyed to Kyle Brown, unmarried by Warranty Deed of Ron Johnson, unmarried and Henry Stallings, unmarried dated January 30, 2003 and recorded February 10, 2003 in Instrument No. 20030210-0018197, Register's Office for Davidson County, Tennessee.

Map Parcel Number: 93-11-A-108CO

This property is known as: **108 ACADEMY SQUARE, NASHVILLE, TN 37210**

Subject to Restrictive Covenants contained in the instruments of record in Book 6117, Page 681, Book 6222, Page 873, Book 9520, Page 748; By-laws of record in Book 6117, Page 700 and Inst. No. 20070601-0065419 and Inst. No. 20080130-0009636 and all matters shown on the Plat of record in Book 5200, Page 614, Davidson County, TN, Register of Deeds.

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

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

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have 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.

WITNESS Grantor(s) hand(s) this the 28th day of March, 2008.

X _____
KYLE BROWN, Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KYLE BROWN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 31st day of March, 2008.

_____
NOTARY PUBLIC

My Commission Expires: _____

N. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
KYLE BROWN
948 IRELAND
NASHVILLE, TN 37208

Grantee(s) Name, Address, phone:
MICHAEL S. GRUENEWALD
108 ACADEMY SQUARE
NASHVILLE, TN 37210

SEND TAX STATEMENTS TO:

GRANTEE

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 137,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 21st day of March, 2008.

Affiant

Michael Gruenewald
Type or Print Name

(Seal)

Notary Public

My commission expires:

W. Davis
Type or Print Name

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009