WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2008.

Notary Public

MY COMMISSION EXPIRES: 10-16-11

(AFFIX SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

P-JPM-08-0806

Davidson County DEEDWARR
Recvd: 04/03/08 11:55 2 pgs
Fees:13.00 Taxes:673.40

20080403-0033816

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
Jill R. Michaelson	JPMorgan Chase Bank, NA	
806 18th Ave S. #210	(NAME) 5409 Maryland Way, Ste202	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Brentwood, TN 37027	Part of 092-16-355.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JERRY MICHAELSON AND WIFE, CHRISTINE MICHAELSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JILL R. MICHAELSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 210, University House Condoninium, as described in the Master Deed establishing a Horizontal Property Regime for University House Condominium, as of record in Instrument No. 200704180046460, as amended in Instrument No. 200705210060541, Register's Office for said County, along with an undivided interest in the common elements as specified therein, and subject to all terms, covenants and conditions set forth in said Master Deed, as amended.

Being part of the same property conveyed to Powell Investment Company, L. P. by deed from Larry Powell and James A. Powell of record in Book 8519, Page 413 on 12/30/1991 and filed for record on 12/31/1991, Register's Office for said County.
Being part of the same property conveyed to Powell Investment Company, L. P. by deed from Larry Powell, unmarried of record in Book 10071, Page 941 on 05/17/1996 and filed for record on 06/04/1996, Register's Office for said County.
Being part of the same property conveyed to Powell Investment Company, L. P. by deed from Sybil Imojean Johns Powell, Executrix under the Last Will and Testament of James Arthur Powell, deceased of record in Book 10356, Page 54 on 11/07/1996 and filed for record on 02/21/1997, Register's Office for said County.
Powell Investment Company, L. P. having been converted to Powell Investment Company, LLC, as evidenced by Articles of Conversion of record in Instrument No. 200702090017377, Register's Office for Davidson County, Tennessee.
Being part of the same property conveyed to Midtown Properties Partnership, a Tennessee general partnership by deed from Powell Investment Company, LLC, a Tennessee limited liability company, successor to Powell Investment Company, L. P. of record in Instrument 200702090017378 on 02/09/2007 and filed for record on 02/09/2007, Register's Office for said County.
Being the same property conveyed to Jerry Michaelson and wife, Christine Michaelson by deed from Midtown Properties Partnership of record in Instrument 200705160058586 on 05/11/2007 and filed for record on 05/16/2007, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 806 18th Ave S #210, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 31st day of March, 2008.

Jerry Michaelson by Christine Michaelson his attorney-in-fact

Jerry Michaelson

Christine Michaelson

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 31st day of March, 2008, before me personally appeared Christine Michaelson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 31st day of March, 2008, before me personally appeared Christine Michaelson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jerry Michaelson and who acknowledged he/she/they executed the same as the free act and deed of the said Jerry Michaelson.

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

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959