(1)

File + Return to:

WARRANTY DEED

MID-STATE TITLE & ESCROW, INC
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,515.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2008

Notary Public

MY COMMISSION EXPIRES: 06/27/09

(AFFIX SEAL)

JACKIE LAMPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 27, 2009

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Breen Agency, Inc.	Owner	117100C20600CO
(NAME)	(NAME)	
3811 Bedford Avenue, Suite 206		
(ADDRESS)	(ADDRESS)	2008-0269
Nashville, TN37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Katlan Properties, a Tennessee General Partnership**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Breen Agency, Inc.,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being **Unit No. 206** of Bedford Plaza Office Condominium Development established to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Bedford Plaza Office Condominium Development, of record in Instrument No. 20080225-0018414, Register's Office for Davidson County Tennessee, and parking space 15 as appurtenances thereto, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof and all easements, right and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof now Unit being depicted on Exhibit "C" to said Master; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended.

Being a portion of the property conveyed to Katlan Properties, a Tennessee general partnership, by deed of Clifford O. Richmond, unmarried, of record in Instrument No. 200611210144728, said Register's Office of Davidson County, Tennessee, dated 11/21/06.

Subject to: Property taxes have been prorated and the Grantor has assumed payment thereof when same become due and payable for 2008. Terms, provisions, option, right of first refusal, covenants, conditions, restrictions, easements, charges, assessments, and liens provided by applicable condominium law or the Condominium Declaration and Bylaws recorded in Master Deed of record in Instrument No. 200802250018414 and No. 200804110036887, Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. The terms and provisions of the Tennessee Horizontal Property Act as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended from time to time. Bedford Plaza Owner's Association Charter of record in Instrument No. 200608280105797, said Register's Office. Plat of Bedford Avenue Subdivision of record in Instrument No. 200611150141901, said Register's Office. Future Access Easement of record in Instrument No. 200508120095776, said Register's Office. Construction Easement of record in Instrument No. 200611210144729, said Register's Office. Stormwater Detention Agreement of record in Instrument No. 200703060027275, said Register's Office. Public Utility & Drainage Easement of record in Instrument No. 200608110099296, said Register's Office.

This property, known as 3811 Bedford Avenue, Suite 206, Nashville, TN 37215
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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: 06/23/08 08:58 2 pgs
Fees:13.00 Taxes:993.51
20080623-0064058

Witness my/our hand(s) this 18TH DAY OF JUNE, 2008.

Katlan Properties, a Tennessee General Partnership

BY: Lanny Hester, Mg. Ptr.
Lanny Hester, Managing Partner

STATE OF]
COUNTY OF]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named, Lanny Hester and Managing Partner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that themselves to be the partners of Managing Partner, a general partnership, with the within named bargainor, a general partnership, and that they as such partners, being so authorized to do, executed the foregoing instrument for the purposes therein contained by signing the name of the general partnership.

WITNESS my hand and seal at Brentwood, Tennessee, the day and year first above written.

My commission expires: 6/24/08 09/27/09

JACKIE LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 27, 2009

NOTARY PUBLIC