Davidson County DEEDWARR
Recvd: 06/24/08 13:00 2 pgs
Fees:13.00 Taxes:1859.08

20080624-0064994

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $502,455.00

Affiant Managing Partner

Subscribed and sworn to before me, this 23rd day of June, 2008

Notary Public

MY COMMISSION EXPIRES: 9/15/09
(AFFIX SEAL)

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Foundation Holdings, LLC	New Owner	PART OF 117
(NAME)	(NAME)	(MAP)
PO Box 159029		10
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Katlan Properties, a Tennessee general partnership, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Foundation Holdings, LLC, a Tennessee limited liability company, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 202 of Bedford Plaza Office Condominium Development, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown on the plat of Bedford Plaza Office Condominium Development, recorded as Exhibit "C" to the Master Deed of record in Instrument No. 20080225-0018414 as amended in Instrument No. 20080411-0036887, said Register's Office, and described in a Master Deed recorded in Instrument No. 20080225-0018414 as amended in Instrument No. 20080411-0036887, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Bedford Plaza Office Condominium Develop, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20080225-0018414 as amended in Instrument No. 20080411-0036887, and By-Laws appended thereto as Exhibit "F", Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being part of the same property conveyed to Katlan Properties, a Tennessee general partnership, by deed from Clifford O. Richmond, unmarried, of record in Instrument No. 20061121-0144728, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year, to be paid by the Grantor, and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is (X) unimproved ( ) improved property, know as: 3811 Bedford Avenue, Nashville, Tennessee 37215

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.

Witness my/our hand(s) this 23rd day of June, 2008.

Katlan Properties, a Tennessee
General partnership

By: _____, Mg. Ptr
Lanny ~~Hester~~, Managing Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lanny Hester with whom I am personally acquainted and who upon his oath acknowledged himself to be the Managing Partner of Katlan Properties the within named bargainer, a general partnership, and that he as such Managing Partner being authorized so to do, executed the foregoing instrument for the proposes therein contained by signing the name of the general partnership by the said Lanny Hester as such Managing Partner.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 23rd day of June, 2008.

_____
Notary Public

My Commission Expires: 9/19/09

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY