THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 27438-02-2008** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $789,715.00. Affiant Subscribed and sworn to before me this 8th day of July, 2008. Notary Public My Commission Expires:

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Treemac, LLC, a Tennessee limited liability company 3811 Bedford Ave. Ste 104 Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 117-10-0 C 104.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katlan Properties, a Tennessee general partnership**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Treemac, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3811 Bedford Avenue, Unit 104, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of July, 2008.

Katlan Properties, a Tennessee general partnership

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

Davidson County DEEDWARR
Recvd: 07/11/08 14:45 2 pgs
Fees:13.00 Taxes:2921.95
20080711-0071549

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Lanny Hester, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Partner of Katlan Properties, a Tennessee general partnership, the within named bargainor, and that he as Managing Partner has executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership as such Managing Partner.

Witness my hand and official seal, at office in Nashville, Tennessee, 8th day of July, 2008.

Notary Public

NOTARY PUBLIC
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EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 104, together with the appurtenant interest in the common elements of Bedford Plaza Office Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20080225-0018414, amended in Instrument No. 20080411-0036887, Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Bedford Avenue Subdivision, Phase 3, of record in Instrument No. 20061115-0141901, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Katlan Properties, a Tennessee general partnership, by deed dated November 21, 2006 from Clifford O. Richmond, unmarried, of record in Instrument No. 20061121-0144728, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantor.
2. Charter of Incorporation of Bedford Plaza Owners Association, Inc. of record in Instrument No. 20060828-0105797, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Bedford Plaza Office Condominiums, of record in Instrument No. 20080225-0018414, amended in Instrument No. 20080411-0036887, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3914, page 9, Book 3914, page 73, and Book 3914, page 89, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20061115-0141901, Register's Office for Davidson County, Tennessee.
7. Easement for public utility and drainage of record in Instrument No. 20060811-0099296, Register's Office for Davidson County, Tennessee.
8. Easement for Future Access of record in Instrument No. 20050812-0095776, Register's Office for Davidson County, Tennessee.
9. Construction Easement Agreement of record in Instrument No. 20061121-0144729, Register's Office for Davidson County, Tennessee.
10. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record in Instrument No. 20070313-0030587, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Instrument No. 20070306-0027275, Register's Office for Davidson County, Tennessee.