WARRANTY DEED

G-VRE-08-107

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 08/04/08 14:17 2 pgs
Fees:13.00 Taxes:621.23

20080804-0080109

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Razvan Molotiu	First Horizon Home Loan Corporation	
926 Woodland Street #107 (ADDRESS)	1555 W. Walnut Hill Lane, Ste 200 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Irving, TX 75038 (CITY) (STATE) (ZIP)	82-12-A-107 CO

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 DERRICK C. BROWN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RAZVAN MOLOTIU, 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:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 107 OF EAST END LOFTS CONDOMINIUM ESTABLISHED PURSUANT 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 AND UNDER MASTER DEED ESTABLISHING EAST END LOFTS CONDOMINIUM OF RECORD AS INSTRUMENT NO. 20060803-0094710, AS AMENDED BY FIRST AMENDMENT TO MASTER DEED ESTABLISHING EAST END LOFTS CONDOMINIUM OF RECORD AS INSTRUMENT NO. 20061018-0129171 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS AND INTERESTS 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, SAID UNIT BEING DEPICTED ON EXHIBIT "D" TO SAID MASTER DEED AND FIRST AMENDMENT TO MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE SET FORTH IN EXHIBIT "E" TO SAID MASTER DEED, AS AMENDED.

BEING THE SAME PROPERTY CONVEYED TO DERRICK C. BROWN, UNMARRIED BY WARRANTY DEED FROM EAST END LOFTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY RECORDED SEPTEMBER 26, 2007 IN INSTRUMENT NO. 20070926-0114491, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD AS INSTRUMENT NUMBER 20060215-0018298; 20051229-0156284; 20060803-0094709; 20060803-0094710; 20061018-0129171; 20050926-0115148; 20050926-0115146; AND BOOK 21, PAGE 70; AND BOOK 21, PAGE 143, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 926 Woodland Street #107, Nashville, Tennessee 37206
(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 July, 2008.

Derrick C. Brown BY T.J. Anderson ATTORNEY IN FACT.
Derrick C. Brown

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of July, 2008, before me personally appeared TJ Anderson 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 Derrick C. Brown, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Derrick C. Brown, unmarried.

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

Notary Public

ADAM LAFEVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 4/22/08

RETURN TO:
Ruby Tuesday Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903