WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/17/08 11:57 2 pgs
Fees:13.00 Taxes:2511.54

20081117-0113161

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $678,795.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE DAY OF November, 2008

Notary Public

MY COMMISSION EXPIRES: 7-3-12
(AFFIX SEAL)

CAROLE M. MATHISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

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
MSJB, LLC	OWNER	A portion of Map
(NAME)	(NAME)	
30 Burton Hills Blvd Ste 240		117 10 0 104.00
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		2008-0520
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	MST Represents Seller only

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 **MSJB, LLC a Tennessee limited liability company,** 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:

Land in Davidson County, Tennessee, being Unit No. 103, 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.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Bedford Plaza Office Condominium Development, Condominium Apartments contained in Master Deed recorded in Instrument No. 20080225-0018414 as amended in Instrument 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 dated November 21, 2006 from Clifford O. Richmond, unmarried, of record in Instrument No. 20061121-0144728, Register's Office of Davidson County, Tennessee.

Subject to: Terms, provisions, option, 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. Stormwater Detention Agreement of record in Instrument No. 200703060027275 and 200703130030587, said Register's Office. Public Utility & Drainage Easement of record in Instrument No. 200608110099296, said Register's Office. 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, said Register's Office.

This property, known as 3811 Bedford Avenue, Unit 103, 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.

Witness my/our hand(s) this 14th DAY OF NOVEMBER, 2008.

Katlan Properties, a Tennessee General Partnership

BY: Lanny Hester, Mg. Ptr.
Lanny Hester, its 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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that himself to be the partner of Katlan Properties, the within named bargainor, a general partnership, and that he as such partner, 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 Franklin, Tennessee, the day and year first above written.

NOTARY PUBLIC

My commission expires: 7-2-12

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY