(1)

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Trace Construction, Inc.	Same	093-06-1F-205.00CO
1804 Williamson Ct, Ste 205		
Brentwood TN 37027		

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is **$300,000.00**

Affiant

Davidson County DEEDWARR
Recvd: 12/30/08 08:34 3 pgs
Fees:18.00 Taxes:1110.00
20081230-0123216

Subscribed and sworn to before me, this the 23rd day of December, 2008.

Notary Public

My Commission Expires: _____
(Affix Seal)

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard Lyons and Susan Lyons, husband and wife, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Trace Construction, Inc., a Tennessee Corporation, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Real property located in Davidson County, Tennessee, Being Unit No. RU-205, together with the appurtenant interest in the common elements of AMBROSE CONDOMINIUM, a horizontal property regime established by Master Deed of record as Instrument No. 20051013-0123722, amended by Instrument No. 20060302-0024168, Instrument No. 20061030-0134166 and Instrument No. 20080507-0047250, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Richard Lyons and wife, Susan Lyons, by Special Warranty Deed from Ambrose Associates, a Tennessee General Partnership, dated December 28, 2006, of record in Instrument No. 20061229-0160811, Register's Office for Davidson County, Tennessee.

This is improved property located at: **162 4th Avenue North #205, Nashville, TN 37219**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **23rd** day of **December, 2008.**

GRANTOR

Richard Lyons

GRANTOR

Susan Lyons

Susan Lyons

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned of the State and County mentioned, personally appeared **Richard Lyons and Susan Lyons,** the within named bargainors, with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposed therein contained

Witness my hand and Seal at office on the **23rd** day of **December, 2008.**

Notary Public

My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing AMBROSE CONDOMINIUMS, of record in Instrument No. 20051013-0123722, and amended in Instrument No. 20060302-0024168, Instrument No. 20061030-0134166 and Instrument No. 20080507-0047250, Register's Office for Davidson County, Tennessee; also subject to 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 building thereon.

4. Attorney's Certification of record in Instrument No. 20051013-0123724, Register's Office for Davidson County, Tennessee.

5. Restrictions set forth in the Capital Mall Redevelopment Plan of record in Book 7423, page 374, Book 9208, page 613, Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, Register's Office for Davidson County, Tennessee.

6. Alley 17 along the northern side of the Building in which the above described Unit is located is subject to that certain Metropolitan Government of Nashville and Davidson County Bill No. 089-643, as amended on January 17, 1989, which ordinance requires the approval by certain utility companies and agencies of the Metropolitan Government of Nashville and Davidson County, of any construction over, above or under said alley No. 17.

7. Glass enclosed sky garden at the rear of the Building in which the above described Unit is located encroaches approximately four (4) feet over Alley No. 10 (Printers Alley), and is subject to that certain Metropolitan Government and Davidson County Bill No. 78-1095.

8. Settlement Agreement and Covenants of record in Book 6594, page 256, Register's Office for Davidson County, Tennessee.

9. Covenants, Conditions and Restrictions as set forth in Book 9208, page 613, and amended in Instrument No. 20020626-0076795, Register's Office for Davidson County, Tennessee.

10. Restrictions stipulations and covenants contained in the Tennessee Conservation Easement of record in Instrument No. 20061030-0134167, Register's Office for Davidson County, Tennessee.

11. Terms and covenants contained in the Quit Claim Deed from Metropolitan Development and Housing Agency of record in Instrument No. 20051013-0123721, Register's Office for Davidson County, Tennessee.

12. Subordination, Non-Distrubance and Attornment Agreement of record in Instrument No. 20051013-0123727, Instrument No. 20051013-0123728, Instrument No. 20051013-0123729 and Instrument No. 20051013-0123730,Register's Office for Davidson County, Tennessee
13. Charter for the Ambrose Condominiums Homeowners Association of record in Instrument No. 20051013-0123723, Register's Office for Davidson County, Tennessee.