This instrument prepared by:
James O. Parker
756 East Brookhaven Circle
Memphis, TN 38117

Tax Map-Parcel No.:
Map: 104-6-B; Parcel: 304.00CO

WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of December, 2008, by and between WILLIAM EUGENE DONLON, SR., a single person, party of the first part, and TREND PROPERTIES, LLC, a Tennessee limited liability company, party of the second part,

WITNESSETH: That for and in consideration of ten dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell and convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County, State of Tennessee, to-wit:

See EXHIBIT "A" attached hereto.

Being the same property as that conveyed to William Donlon and wife, Lucille M. Donlon by Warranty Deed of record in Book 5852, Page 551, in the Davidson County, Tennessee, Register's Office and which, by right of survivorship, became vested solely in William Donlon upon the death of Lucille M. Donlon. Furthermore, the undersigned, having first been duly sworn, makes oath that William Donlon is one and the same person as William Eugene Donlon, Sr.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered except for property taxes for 2009 and beyond which the party of the second part assumes and agrees to pay; all terms and provisions of the Master Deed of record in Book 5845, Page 831, and modified by instrument No. 200712130143676, both in the Register's Office of Davidson County, Tennessee; all terms and provisions of the Charter of The Park Road Condominium Association, Inc. of record in the Office of the Secretary of State of Tennessee, and in the Register's Office of Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation; Building Lines, Subdivision Restrictions, and Easements of record as shown on the plat of The Park Road Condominium of record in Book 5200, Page 390, in instrument No. 200208300105416, or otherwise of record, in the Register's Office of Davidson County, Tennessee, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Davidson County DEEDWARR
Recvd: 01/12/09 10:28 3 pgs
Fees:18.00 Taxes:832.50
20090112-0002712

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part this day and year first above written.

William Eugene Donlon Sr. BY William Eugene Donlon Jr POA

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared William Eugene Donlon, Jr., attorney-in-fact of William Eugene Donlon, Sr. to me known to be the person described in and who executed the foregoing instrument in his capacity as attorney-in-fact for William Eugene Donlon, Sr., and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and notarial seal at office this 30thth day of December, 2008.

My commission expires 3-16-11

James O. Parker
Notary Public

JAMES O. PARKER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information , and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater is $225,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert C. Potts
Affiant

JAMES O. PARKER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Subscribed and sworn to before me this 30th day of December, 2008.

James O. Parker
Notary Public

JAMES O. PARKER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My commission expires March 16, 2011.

Owner's name and address, ~~property address~~ and address to send tax bills to:
TREND PROPERTIES, LLC
5235 Mendenhall Park Place
Memphis, TN 38115

~~TREND PROPERTIES, LLC~~ PROPERTY ADDRESS:
3314 West End Avenue, Unit 304
Nashville, TN 37203

EXHIBIT "A"
PROPERTY DESCRIPTION
OF
3314 WEST END AVENUE, UNIT 304
NASHVILLE, TENNESSEE 37203

Land in Davidson County, Tennessee, being Unit No. 304, Park Road Condominium, as shown on plat of record in Plat Book 5200, Page 390, Register's Office for Davidson County, Tennessee, also known as West End Park Condominiums as shown in Master Deed of record in Book 5845, page 831, and amended in Instrument No. 200712130143676, said Register's Office, to which plan reference is hereby made for a more complete description of said unit, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed.