THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28260-12-2008** **Record & Return To:** **McCann and Hubbard** **7105 Crossroads Blvd., Suite 105** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $146,000.00. Affiant Subscribed and sworn to before me this 23rd day of January, 2009. Notary Public My Commission Expires MAY 8, 2012

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires

Return To:
MMPS Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3315

Davidson County DEEDWARR
Recvd: 02/03/09 09:59 2 pgs
Fees:13.00 Taxes:540.20

20090203-0009049

WARRANTY DEED

Address New Owner: Richard Houston 3310 Long Boulevard #B-8 Nashville, TN	**Send Tax Bills To:** New OWner	**Tax Information:** Map and Parcel No.: 104060F01200CO

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, **U. Grant Browning**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Houston** ("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 property located at 3310 Long Boulevard #B-8, Nashville, TN

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 23rd day of January, 2009.

U. Grant Browning
By Barbara Browning, Attorney in Fact

Elizabeth M. Browning
Elizabeth M. Browning

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **Barbara Browning**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **U. Grant Browning** as his Attorney-In-Fact, as the free act and deed of the within named U. Grant Browning.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of January, 2009.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2012

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth M. Browning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of January, 2009.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. B-8 on the Plan of Longview Condominium of record in Plat Book 6200, page 101, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Longview Condominium, a horizontal property regime established by Master Deed of record in Book 6290, page 125, amended in Book 6359, page 510, Book 6365, page 587 and Book 10215, page 26, said Register's Office.

Being the same property conveyed to U. Grant Browning by deed dated August 23, 1984 from Percy Wilkins, Jr., Trustee, of record in Book 6370, page 730, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Book 182, page 36, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
3. Charter of Incorporation of Longview Homeowner's Association, Inc. of record in Book 6303, page 129, Register's Office for Davidson County, Tennessee.
4. By-Laws of Longview Condominiums, of record in Book 6290, page 125, amended in Book 6359, page 510, Book 6365, page 587 and Book 10215, page 26, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 6200, page 95, amended in Book 6200, page 101, Register's Office for Davidson County, Tennessee.
7. Easement for sewer purposes of record in Book 2270, page 206, Register's Office for Davidson County, Tennessee.