THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28205-12-2008** **Record & Return To:** **Real Estate Loan Services** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me this 31st day of December, 2008. Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 02/09/09 15:36 2 pgs
Fees:13.00 Taxes:1110.00
20090209-0011297

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

WARRANTY DEED

Address New Owner: James S. Powers, Martha Wettemann 807 18th Avenue South, Unit 106 Nashville, TN 37203	**Send Tax Bills To:** SAME	**Tax Information:** Map and Parcel No.: 092160C106.00CO

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, **T. Michael Long, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James S. Powers and Martha Wettemann** ("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 807 18th Avenue South, Unit 106, Nashville, TN 37203

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.

Catherine H. Long joins in the execution of this instrument to convey any interest she may have by virtue of her married to the said T. Michael Long.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of December, 2008.

T. Michael Long

Catherine H. Long
BY: T. Michael Long, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.

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

Witness my hand, at office, this 31st day of December, 2008.

Notary Public

My Commission Expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

My Commission Expires MAY 8, 2012

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **T. Michael Long,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said, **Catherine H. Long,** and is authorized by the said, **Catherine H. Long** to execute this instrument on her behalf.

Witness my hand, at Office, this 19th day of December, 2008.

Notary Public

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 106 and Parking Space #2, together with with appurtenant interest in the common elements of 807 Eighteenth Avenue, a horizontal property regime established by Master Deed, of record in Instrument No. 20041214-0148798, amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, re-recorded in Instrument No. 20060109-0003220, Instrument No. 20051123-0142078, and Instrument No. 20070509-0055940, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhbiti "E" to the aforementioned second amendment to the Master Deed.

Being the same property conveyed to T. Michael Long, a married may by deed dated 11/29/2005 from 807 Eighteenth Partners, LLC, a Tennessee limited liability corporation, of record in Instrument No. 20051229-0156010, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. State and County taxes for the year 2007, PAID. Map and Parcel No. 092160C106.00CO.
3. Charter of Incorporation of 807 Eighteenth Homeowners Association, Inc. of record in Instrument No. 20041130-0142097, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for 807 Eighteenth Avenue, of record in Instrument No. 20041214-0148798, amended in Instrument No. 20041216-0149832, Instrument No. 20050504-0050222, re-recorded in Instrument No. 20060109-0003220, Instrument No. 20051123-0142078, and Instrument No. 20070509-0055940, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 1, page 69, Chancery Court at Nashville.
6. Easements and Agreements set forth in Boundary Line Settlement, Quitclaim Deed and Grant of Easements recorded in Instrument No. 20050420-0044082, Register's Office for Davidson County, Tennessee.
7. Application for Greenbelt Assessment in Instrument No. 20080314-0026174, Register's Office for Davidson County, Tennessee.