WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011

(AFFIX SEAL)

LARRY D. GOAD NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS P. PARKER	SAME	MAP 7-14-B PAR 11CO
(NAME)	(NAME)	
1900 TINNIN ROAD, UNIT 11		
(ADDRESS)	(ADDRESS)	
GOODLETTSVILLE, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **MAGNOLIA PROPERTIES OF GOODLETTSVILLE, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS P. PARKER AND WIFE, BRENDA PARKER**, 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:

Situated in Davidson County, Tennessee, being Unit No. 11, Building C, Revised Condominium Plan Magnolia Station, as shown on plat of record in Instrument No. 20050708-0079103, as established by Master Deed of record in Instrument No. 20030827-0124444, and amended in Instrument Nos. 20041001-0118510 and 20050627-073312, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being a portion of the same property conveyed to Magnolia Properties of Goodlettsville, LLC, a Tennessee limited liability company, by quitclaim deed from Magnolia Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20090317-0023741, Register's Office for Davidson County, Tennessee, and originally being the same property conveyed to Magnolia Properties, LLC, a Tennessee limited liability company by deed of record in Instrument No. 20030626008 7669, and Instrument No. 20040325-0033638, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 1900 TINNIN ROAD, UNIT 11, GOODLETTSVILLE, TN 37072
(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 hand(s) this 9th day of March, 2009.

MAGNOLIA PROPERTIES OF GOODLETTSVILLE, LLC

BY: RICHARD W. USELTON, MANAGER

BILL GARRETT, Davidson County
T20090017656 DEEDWARR
Recvd: 03/17/09 09:31 2 pgs
Fees:13.00 Taxes:721.50
20090317-0023742

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the County and State aforesaid, personally appeared, RICHARD W. USELTON, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the MANAGER of the MAGNOLIA PROPERTIES OF GOODLETTSVILLE, LLC the within named bargainor, and corporation/limited liability company, and that he as such MANAGER being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation/limited liability company, by the said RICHARD W. USELTON as such MANAGER.

WITNESS my hand and official seal this 9th day of March, 2009.

NOTARY PUBLIC

My commission expires: 12-21-2011

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.