THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** Attorneys-at-Law 2000 Richard Jones Road Suite 110 Nashville, Tennessee 37215 FTEC File No. 28590-04-2009 **Record & Return To:** Elite Title Company, LLC 109 Westpark Drive, Suite 230 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 15th day of May, 2009. _____ Notary Public My Commission Expires:

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires September 26, 2009

WARRANTY DEED

Address New Owner: Andre B Marshall 3314 Long Boulevard, Unit C-7 Nashville, TN 37203	**Send Tax Bills To:** Bank of America 9000 Southside Blvd. Jacksonville, TN 32256	**Tax Information:** Map and Parcel No.: 104-06-0-F-019.00CO

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, **U. Grant Browning**, married, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **André Marshall** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*P.
This is improved property located at 3314 Long Boulevard, Unit C-7, 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.

Subject property is not the principal residence of Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of May, 2009.

U. Grant Browning

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 15th day of May, 2009.

_____ Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

BILL GARRETT, Davidson County
Trans:T20090034282 DEEDWARR
Recvd: 05/26/09 09:17 2 pgs
Fees:13.00 Taxes:540.20

20090526-0047837

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. C-7 on the Plan of Longview Condominium, of record in 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 U. Grant Browning by deed dated 8/23/1984 from Percy Wilkins, Jr., Trustee, of record in Book 6370, Page 664, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 County Taxes which have been prorated by the parties and assumed by the Grantee. Map and Parcel No. 104-06-0-F-019.00CO.
2. State and County taxes for the year 2009, a lien, but not yet due and payable. Map and Parcel No. 104-06-0-F-019.00CO.
3. 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).
4. Charter of Incorporation of Longview Homeowners Association, Inc. of record in Book 6303, Page 129, Register's Office for Davidson County, Tennessee.
5. 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 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.
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7. All matters appearing on the Plan of record as Book 6200, Page 101, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 6200, Page 95, Register's Office for Davidson County, Tennessee.
9. Easement for sewer purposes of record in Book 2270, Page 206, Register's Office for Davidson County, Tennessee.