STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of value of property (whichever is greater) is $155,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 11th day of June, 2009.

Notary Public
My Commission Expires: July 5, 2011

NAME AND ADDRESS OF NEW OWNER:
Guy Y. Marsh
4200 WEST END AVE. #307
NASHVILLE, TN 37205

THIS INSTRUMENT PREPARED BY:
Brendi E. Kaplan, Esq.
Wyatt, Tarrant & Combs, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203-1423

TAMMY RHOADES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090039090 DEEDWARR
Recvd: 06/11/09 16:06 4 pgs
Fees:23.00 Taxes:573.50
20090611-0054445

PICK-UP

SEND TAX BILL TO:
Same as Owner

Map/Parcels: 103120A01200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, 1510 FT. NEGLEY, LLC, a Tennessee limited liability company., hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto GUY Y. MARSH, hereinafter the GRANTEE, his successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A,
WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as Unit 211, 4200 West End Avenue, Nashville, Davidson County, Tennessee.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

SEE ATTACHED EXHIBIT B,
WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and does further covenant and bind itself, it's successors and representatives,

to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 this 9th day of June, 2009.

GRANTOR:

1510 FT. NEGLEY, LLC,
A Tennessee limited liability company

By: _____
Douglas L. Hirt, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Douglas L. Hirt, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Chief Manager of 1510 Ft. Negley, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager has executed the foregoing instrument for the purposes therein contained, by signing the name of 1510 Ft. Negley, LLC by himself as such Chief Manager.

Witness my hand and official seal at office, this 9th day of June, 2009.

_____
Notary Public

My Commission Expires: Sept 3, 2012

BRENDI E. KAPLAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 3, 2012

EXHIBIT A
Real Property Description

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 211, parking spaces applicable in a Horizontal Property Regime on the plan of Section 1, Harding House Condominium, of record in Book 4675, Page 60, amended in Book 4860, Page 82, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to 1510 Ft. Negley, LLC by deed from Leon May, Trustee of record in Book 11280, Page 769, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

1. City and/or County Taxes for the year 2009 and subsequent years. A lien, not yet due and payable.

2. All matters shown on the Plan of record in Book 4675, Page60, as amended in Book 4860, Page 82, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easement, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Harding House Condominiums of record in Book 4759, Page 665, corrected in Book 4768, Page 818, amended in Book 4979, Page 944, and further corrected in Book 5898, Page 767, Register's Office for Davidson County, Tennessee.

4. By-Laws of record in Book 4759, Page 699, as amended in Book 5572, Page 149, Register's Office for Davidson County, Tennessee.

5. Charter of Home Owners' Association in Book 4759, Page 693, as amended in Book 5898, Page 767, Register's Office for Davidson County, Tennessee.

6. Subject to lien for special assessment as contained in restrictions.

7. Rights of others in and to the common areas and/or elements.