Box 14A

THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28953-07-2009** **Record & Return To:** **John T. Cook, P.C.** **2927 Berry Hill Drive** **Nashville, TN 37204**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: ~~$170,000.00~~ $176,000.00 Affiant Subscribed and sworn to before me this 28th day of August, 2009. Notary Public My Commission Expires: 10/17/09 JENNA WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

WARRANTY DEED

Address New Owner: Andrew Wade Coulton 213 Sloan Road Nashville, TN 37209	**Send Tax Bills To:** Bank of America, N.A. P.O. Box 660694 Dallas, TX 75266-0694	**Tax Information:** Map and Parcel No.: 103-08-0-B-213.00CO

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, **Sunshine Real Estate, LP, a Tennessee limited partnership**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Wade Coulton*** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*a single person

This is improved property located at 213 Sloan Road, Nashville, TN 37209

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 28th day of August, 2009.

Sunshine Real Estate, LP, a Tennessee limited partnership

Margaret Callihan, Gen. Ptr.
Margaret Callihan, General Partner

Matt Callihan Gen. Ptr.
Matt Callihan, General Partner

BILL GARRETT, Davidson County
Trans: T20090061052 DEEDWARR
Recvd: 09/04/09 10:31 3 pgs
Fees: 13.00 Taxes: 651.20
20090904-0083423

STATE OF FLORIDA, COUNTY OF SARASOTA SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared Margaret Callihan and Matt Callihan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the General Partners (or other officer authorized to execute the instrument) of Sunshine Real Estate, LP, a Tennessee limited partnership, the within named bargainor, a corporation, and that they as such General Partners executed the foregoing instrument for the purposes therein contained, by signing the name of Sunshine Real Estate, LP, a Tennessee limited partnership by themselves as such General Partners.

Witness my hand, at office, this 28th day of August, 2009.

Notary Public

My Commission Expires:

TAGA SICKLER
Notary Public-State of Florida
My Comm. Expires Jan 13, 2012
Commission # DD 748234
Bonded Through National Notary Assn.

11. THE EXCEPTIONS, IF ANY, TO THE FOREGOING MATTERS ARE AS FOLLOWS:

Satisfaction and release of Deed of Trust executed by Margaret L. Callihan and etvir Matt M. Callihan, Jean Callihan, John Philip Callihan and Matt Stephen Callihan, all unmarried, and Sunshine Real Estate, LP, a Tennessee limited partnership to Larry Weissman, Trustee for SunTrust Mortgage, Inc., in the amount of $119,000.00, recorded on 8/19/2005 as Instrument No. 20050819-0099163, in the Davidson County Register's Office, Tennessee.

THIS AFFIDAVIT IS MADE FOR THE PURPOSE OF INDUCING (the "Company") to issue a policy or policies insuring the title to the Property without one or more of the standard ALTA title exceptions 1 through 4, and without exception for unfiled mechanics' and materialmen's liens and matters filed during the gap; and as an inducement to such issuance by the Company, the undersigned agree(s) to INDEMNIFY AND HOLD HARMLESS the Company, its agents/assigns (including First Title and Escrow Company, Inc. and Mudter, Morgan & Patterson, attorneys) from any and all loss, costs or damage, including attorneys' fees, which it may incur or for which it may become liable under its policy or policies, either directly or indirectly, as a result of any claims or losses from the above, including any such costs incurred in defense of such claims.

The execution of this affidavit does not obligate the Company to delete any of the referenced exceptions. The Company reserves the right to rely on any information available in making a final determination regarding the deletion of such exceptions.

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, except where the context would fairly require a different construction.

EXECUTED this 28th day of August, 2009.

Sunshine Real Estate, LP, a Tennessee limited partnership

Margaret Callihan, Gen. Ptr.

Margaret Callihan, General Partner

Matt Callihan, Gen. Ptr.

Matt Callihan, General Partner

Sworn to and subscribed before me this

28th day of August, 2009.

Notary Public

My Commission Expires: _____

TAGA SICKLER
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EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 213, together with the appurtenant interest in the common elements of Parklane Condominiums, Phase III, a horizontal property regime established by Master Deed, of record in Book 7486, Page 75, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Sunshine Real Estate, LP, a Tennessee limited partnership by Quitclaim Deed dated 8/11/2005 from Jean Taylor Callihan, Matt Stephen Callihan, John Philip Callihan and Matt and Margaret Callihan as General Partners of Sunshine Real Estate, LP of record in Instrument No. 20050819-0099162, 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.
2. By-Laws of Parklane Condominiums, of record in Book 7376, Page 580, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Parklane Homeowners' Association of record in Book 7710, Page 305, amended in Book 7895, Page 173, 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 Parkland Condominium Phase III, of record in Book 7486, Page 75, 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.