THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29093-10-2009** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $387,000.00. Affiant Subscribed and sworn to before me this 6th day of November, 2009. Notary Public My Commission Expires MAY 8, 2012

STATE OF TENNESSEE NOTARY PUBLIC — GEORGE E. MUDTER, JR. — DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: J. Michael Morgan, Trustee P.O. Box 331549 Nashville, TN 37203	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 092-16-0-E-175.00CO

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, **Dale Hix, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **J. Michael Morgan, Trustee of the Adelicia Property Trust** ("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 improved property located at 900 20th Avenue South, Unit 1609, Nashville, TN 37212

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 6th day of November, 2009.

Dale Hix

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Dale Hix**, 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 6th day of November, 2009.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC — GEORGE E. MUDTER, JR. — DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans: T20090076442 DEEDWARR
Recvd: 11/09/09 12:04 2 pgs
Fees: 13.00 Taxes: 1431.90

20091109-0103507

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1609, together with the appurtenant interest in the common elements of The Adelicia, a Condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20060222-0020964, amended and restated in Instrument No. 20071212-0143307, amended in Instrument No. 20090818-0077786, 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.

Together with Parking Space Numbers 151 and 152 which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Dale Hix by Special Warranty Deed dated 1/7/2008 from Adelicia Development, LLC, a Tennessee limited liability company of record in Instrument No. 20080110-0003300, Register's Office for Davidson County, Tennessee.`

This conveyance is made subject to:

1. 2009 County Taxes which have been paid by the Grantor and prorated by the parties.
2. Charter of Incorporation of Adelicia Condominium Association, Inc. of record in Instrument No. 200602210020199, Register's Office for Davidson County, Tennessee.
3. 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 The Adelicia, a Condominium, of record in Instrument No. 20060222-0020964, amended and restated in Instrument No. 20071212-0143307, amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 1, Page 81, Chancery Court, Nashville, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20080529-0054570, Register's Office for Davidson County, Tennessee.
7. Easement for Conservation Easement of record in Instrument No. 20071207-0141926, Register's Office for Davidson County, Tennessee.