Tax Liability & Owner:
Wayne Brayfield
301 Demonbreun Street, #1508
Nashville, Tennessee 37201

This instrument prepared by:
Shawn C. Trail, Attorney
SOUTHEAST COMMUNITY TITLE, INC.
115 South Spring Street
Manchester, Tennessee 37355

Map 09306, Group 0A, Parcel 22400CO

BILL GARRETT, Davidson County
Trans:T20090086380 DEEDWARR
Recvd: 12/23/09 12:26 3 pgs
Fees:18.00 Taxes:525.40
20091223-0116795

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, SCOTT A. HALE, an unmarried man, have bargained and sold and by these presents do hereby transfer and convey unto WAYNE BRAYFIELD, an unmarried man, his heirs and assigns, a certain tract or parcel of land Davidson County, Tennessee, bounded and described as follows, to-wit:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1508 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Scott A. Hale by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, dated April 29, 2008 and recorded on April 30, 2008 at 10:17 A.M. as Instrument No. 20080430-0043902, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:
The said Grantee, its heirs, successors and assigns, takes title to the Property subject to the following restriction relating to its use, which shall be deemed a covenant running with the land but which shall terminate and be of no further force and effect five (5) years from April 29, 2008: The property must be owned by an individual or individuals whose household earnings at the time the individual enters into a binding purchase and sale agreement for the Property are eighty percent (80%) or less of the median income for household size for the Nashville, Tennessee area as defined by the Department of Housing and Urban Development ("HUD"), as adjusted annually by HUD, and if rented, subject to written approval of MDHA, the Property must be rented by an individual or individuals whose household earnings during the term of the lease are eighty percent (80%) or less of the median income for household size for the Nashville,

Tennessee area as defined by HUD, as adjusted annually by HUD. The Property is subject to the Affordable Restrictions as provided in the Master Deed for Encore, a Residential Condominium of record in Instrument No. 20080225-0018429, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WAYNE BRAYFIELD, an unmarried man, his heirs and assigns, forever.

AND I DO COVENANT with WAYNE BRAYFIELD, an unmarried man, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns to warrant and forever defend the title of said land to WAYNE BRAYFIELD, an unmarried man, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this the 21st day of December, 2009.

Scott A. Hale

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named SCOTT A. HALE, with whom I am personally acquainted and who acknowledged that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of December, 2009.

SUSAN R. PRINCE STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

Susan R. Prince
NOTARY PUBLIC

My Commission Expires: December 19, 2011

STATE OF TENNESSEE, COFFEE COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $142,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

Wayne Burks
AFFIANT

Sworn to and subscribed before me this 21st day of December, 2009.

SUSAN R. PRINCE
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

Susan R. Prince
NOTARY PUBLIC

My Commission Expires: December 19, 2011