Davidson County DEEDWARR
Recvd: 10/07/03 14:28 3pgs
Fees:18.00 Taxes:74.00
20031007-0148598

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of September, 2003, by and between THOMAS E. STEWART, TRUSTEE WITH FULL POWER TO BARGAIN, SELL, TRANSFER, AND CONVEY WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, hereinafter called Grantor, and CUMBERLAND PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY CO., hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, THOMAS E. STEWART, TRUSTEE WITH FULL POWER TO BARGIN, SELL, TRANSFER AND CONVEY WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, Grantor, does hereby bargain, sell, transfer and convey unto CUMBERLAND PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY CO., hereinafter referred to as Grantee, its successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 220,224,228,232 & 236 BROADMOOR DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, its successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Thomas E. Stewart, Jr.

THOMAS E. STEWART
Signature of Seller

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, THOMAS E. STEWART , TRUSTEE WITH FULL POWER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of September, 2003.

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

CUMBERLAND PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY CO.

7003 CHADWICK DRIVE Ste 264
BRENTWOOD, TN 37027

Property Address:

220,224,228,232 & 236 BROADMOOR DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 60-8 PARCELS 97,98,99,100 & 101

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$20,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

MBR, Manager Member
Affiant Cumberland Properties, LLC

Sworn to and subscribed before me, a Notary Public, this **30th** day of **September, 2003.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lots 5, 6, 7, 8 and 9 on the Plan of the Final Plat of Bakerwoods, Section One, which plat is of record in Plat Book 7900, page 694, Register's Office for said County. Reference is hereby made to said plan for a more accurate and complete description of said lots.

BEING a portion of the same property conveyed to THOMAS E. STEWART, TRUSTEE, by Warranty Deed from HELEN MARIE & DAPHINE SPROUSE, of record in Book 9034, page 620, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 60-8 PARCELS 97,98,99,100 & 101). Taxes on each lot for the year 2003 are $196.94 each.

2. All matters as set forth on the Plan of record in Plat Book 7900, page 694, said Register's Office, which plan includes drainage easement extending across the front portion of Lots 6-9 inclusive; a 20-foot wide joint ingress-egress easement extending across Lots 6-9 inclusive and northeastern portion of Lot 5; a sanitary sewer easement extending across the front portion of Lots 5-9 inclusive; a 2.5 X 25-foot utility anchor easement on Lot 9; and Lots 8 and 9 are designated "critical lots" due to grading requirements.

3. Restrictions for Bakerwoods, Section One, of record in Book 9917, page 502, said Register's Office

4. First Amendment to Declaration of Restrictions for Bakerwoods, Section One, of record in Book 10922, page 271, said Register's Office.

5. Temporary and permanent easements for water mains and appurtenances, of record in Book 6229, page 654, said Register's Office.

6. Agreement for Dedication of Easement for Water Mains and Appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 9531, page 60, said Register's Office.