THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22938-05-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $880,000.00 Affiant Subscribed and sworn to before me this 26th day of August, 2004. Notary Public My Commission Expires:

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

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Harding Hill Lane, LLC 47 Music Square East Nashville, TN 37203 Attn: Jeff Edmondson	NEW OWNER	Map No.130.12-0B Parcel No. 004.00 CO

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, **Harbhajan Singh Dhillon and wife, Kulpip Kaur Dhillon**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Harding Hill Lane, LLC, a Tennessee limited liability company** ("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 116 Harding Hill Lane, Nashville, TN 37215

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 26th day of August, 2004.

Harbhajan Singh Dhillon by Gursheel S Dhillon — Kulpip Kaur Dhillon by Gursheel S Dhillon

Harbhajan Singh Dhillon, BY: Gursheel Dhillon, Attorney-In-Fact pursuant to a power of attorney being placed of record immediately prior hereto

Kulpip Kaur Dhillon, BY: Gursheel Dhillon, Attorney-In-Fact pursuant to a power of attorney being placed of record immediately prior hereto

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gursheel Dhillon** with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said **Harbhajan Singh Dhillon and Kulpip Kaur Dhillon** and is authorized by the said **Harbhajan Singh Dhillon and Kulpip Karu Dhillon** to execute this instrument on THEIR behalf.

Witness my hand, at office, this 26th day of August, 2004.

Notary Public

My Commission Expires:

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

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 08/31/04 13:30 2pgs
Fees:13.00 Taxes:3256.00

20040831-0105263

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Steeple Chase Hills as of record in Plat Book 6250, page 552, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Harbhajan Singh Dhillon and wife, Kulpip Kaur Dhillon by quitclaim deed dated August 12, 1992 from Resolution Trust Corporation as Receiver for City Savings Bank of record in Book 8707, page 344, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants, Conditions and Restrictions for Steeple Chase Hills of record in Book 6599, page 268, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Steeple Chase Hills Homeowners Association, Inc. of record in Book 6408, page 968, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as 6250, page 552, Register's Office for Davidson County, Tennessee.
5. Easement for water line of record in Book 1108, page 379, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Book 6807, page 760, Register's Office for Davidson County, Tennessee.
7. Boundary Line Agreement recorded in Book 4869, page 967, Register's Office for Davidson County, Tennessee.