Dav. Co. File Box 14-A
jtc file no. 17411-3

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle, Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $633,333.33.

Affiant

Subscribed and sworn to before me, this 7 day of September, 2004.

Notary Public
My commission expires 4/2/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Davidson County DEEDWARR
Recvd: 09/20/04 08:50 3pgs
Fees:18.00 Taxes:2343.33
20040920-0112516

Address of New Owner:	Send Tax Bills to:	Tax Information
Mayfair Development Group, LLC 130 Seaboard Lane, Suite A-9 Franklin, TN 37067	Mayfair Development Group, LLC 130 Seaboard Lane, Suite A-9 Franklin, TN 37067	171-00-0 101.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarah A. Dunn, an unmarried person, and John H. Dunn, Jr., a married person**, hereinafter called the Grantors, have bargained and sold, and do hereby transfer and convey to **Mayfair Development Group, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, it successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a 6.701 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being the property conveyed to John H. Dunn Family Trust as evidenced by deed of record at Instrument No. 20020502-54391, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin (old) found on the southerly right-of-way of Old Hickory Boulevard, said point being the most northeasterly corner of the plan of Townhomes of Fredericksburg, Phase 2, Section 7, of record in Plat Book 9700, page 957, Register's Office Davidson County, Tennessee;

Thence with said right-of-way of Old Hickory Boulevard, along a curve to the left having a radius of 1390.14 feet, through a central angle of 02 Degrees 12 Minutes 49 Seconds, an arc distance of 53.71 feet, said curve having a chord direction of North 84 Degrees 57 Minutes 04 Seconds East and a chord length of 53.70 feet to an iron pin set;

Thence with the westerly line of the Harry J. Adams Jr. et ux Property of record in Deed Book 4738, page 29, Register's Office Davidson County, Tennessee, South 07 Degrees 37 Minutes 59 Seconds West a distance of 862.90 feet to an iron pin found in the northerly line of an open space tract on the plan of Brownstone, Section One, of record in Plat Book 9700, page 497, Register's Office Davidson County, Tennessee;

Thence with the common line of the herein described tract and said plan of Brownstone, Section One, the following two calls: North 79 Degrees 28 Minutes 31 Seconds West a distance of 39.50 feet to an iron pin (old);

Thence South 07 Degrees 24 Minutes 13 Seconds West a distance of 129.45 feet to an iron pin (old);

Thence with the northerly line of the John Moore et ux Property of record in Deed Book 4131 page 193 and Deed Book 4156 page 193, Register's Office Davidson County, Tennessee,

North 75 Degrees 31 Minutes 42 Seconds West a distance of 771.93 feet to an iron pin set in the easterly line of Lot 236 on the plan of Fredericksburg, Section 5C, of record in Plat Book 9700 page 48, Register's Office Davidson County, Tennessee;

Thence with the easterly line of said plan of Fredericksburg, Section 5C, North 06 Degrees 42 Minutes 43 Seconds East a distance of 273.34 feet to an iron pin (old);

Thence with the common line of the herein described tract and the afore-said plan of Townhomes of Fredericksburg, Phase 2, Section 7, the following two calls: South 83 Degrees 21 Minutes 44 Seconds East a distance of 757.48 feet to an iron pin (new);

Thence North 07 Degrees 37 Minutes 59 Seconds East a distance of 600.19 feet to the Point of Beginning, containing 6.701 acres or 291,898 square feet, more or less.

Being the same property conveyed to John H. Dunn, Jr. and Sarah A. Dunn respectively, by quit claim deeds of record as Instrument Numbers 20031104-0161801 and 20031104-0161802 in the offices of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2004 taxes which are not yet due and payable and subsequent years, which are not yet due and payable. 2) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 7883, Page 323 and Book 7121, Page 197.

This property is improved property known as 208 Dunn Lane, Brentwood, Tennessee 37027.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind itself, its heirs and/or assigns, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 17th day of September, 2004.

Sarah A. Dunn

Sarah A. Dunn

John H. Dunn, Jr.

John H. Dunn, Jr.

Carolyn Dunn

Carolyn Dunn,
who joins in this conveyance for the
sole purpose of conveying any marital interest
she may have

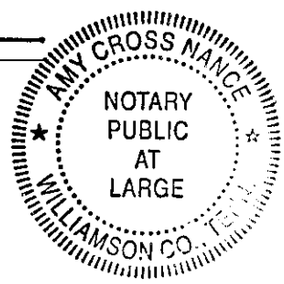
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sarah A. Dunn**, the 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 and official seal at Brentwood, Tennessee, this 17 day of September, 2004.

Notary Public

My Commission expires: 4/2/07



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John H. Dunn, Jr. and his wife, Carolyn Dunn**, the bargainors, 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 and official seal at Brentwood, Tennessee, this 17 day of September, 2004.

Notary Public

My Commission expires: 4/2/07

