Address of New Owners:

Latting Road Partners, LLC
6465 Quail Hollow #103
Memphis, TN 38120

THIS INSTRUMENT PREPARED BY:
ATWOOD & MOORE, Attorneys at Law
2650C Memorial Blvd.
Murfreesboro, Tennessee 37129

Send Tax Notices To:
Same
Latting Road Partners, LLC
6465 Quail Hollow #103
Memphis, TN 38120

FROM INFORMATION FURNISHED BY
THE PARTIES
Split from
149-00-0-228.00

Davidson County DEEDWARR
Recvd: 03/29/05 07:54 4 pg
Fees:23.00 Taxes:1942.50

20050329-0033136

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, BDH, LLC*, has bargained and sold and does hereby transfer and convey unto LATTING ROAD PARTNERS, LLC, a Tennessee Limited Liability Company its successors and assigns, forever, those certain parcels of real estate situated in a certain Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

* a Tennessee Limited Liability Company

FOR COMPLETE LEGAL DESCRIPTION
SEE ATTACHED EXHIBIT "A"

BEING a part of the same property conveyed to BDH, LLC Inc. by quitclaim deed of record in Instrument Number 20040902-0106176, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Book 8301, page 745 and Book 10421, page 239; to the easements as listed of record in Book 1784, page 300, Book 1207, page 530, Book 8883, page 678, Book 7031, page 51, Book 7453, page 445, Book 7453, page 460, Book 7775, page 361, Book 7465, page 739, Book 7466, page 746, Book 7666, page 151, Book 7666, page 158, Book 7465, page 756, Book 6254, page 487, Book 7632, page 962, Book 7661, page 222, Book 10319, page 987, Book 2203, page 575, Book 2875, page 299 and assigned by Book 4457, page 377, Book 2105, page 428, Book 2740, page 188, Book 6196, page 135, Book 1784, page 300; to the deed of conveyance to Metro by Book 7597, page 679; to the master plan in Book 6900, page 562, plat in Book 6250, page 13 and amended in Book 6254, page 487; to the stormwater detention agreement of record in Instrument Number 200403030023979, and, to any and all other matters as shown on plat of record in Instrument Number 200501250008851, of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its successors and assigns, forever.

The grantor covenants with the said grantee that it is lawfully seized and possessed of said real estate; that it has a good and lawful right to convey the same and that it is unencumbered except as hereinabove set forth, and except by lien of the 2005 property taxes, which taxes shall be prorated between the parties.

The grantor further covenants and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, on this the 22 day of March, 2005.

BDH, LLC

Brian Burns, Member

Kendall Howell, Member

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, Brian Burns and Kendall Howell, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained, and who further acknowledged that they are the Members of the maker, BDH, LLC, or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this document on behalf of the maker

WITNESS MY HAND, at office, on this the 22 day of March, 2005.

NOTARY PUBLIC

My Commission Expires:_____

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 525,000.00, which amount is equal to or greater than the amount which the property transferred would command ~~at a fair and voluntary~~ sale.

AFFIANT

Sworn to and subscribed before me this the 22 day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 2-20-2007

Return to:

TAM TITLE & ESCROW, LLC
8130 COUNTRY VILLAGE DR.
STE 101
CORDOVA, TN 38016-2029

EXHIBIT "A"

PROPERTY DESCRIPTION - TOWNHOMES

Commencing at an iron rod situated in the northerly margin of Rural Hill Road, said point also being the southeast corner of the M & D Development, LLC property of record in Book 11621, Page 566, R.O.D.C., TN.,;

Thence, leaving said road, N 42°37'20" W, a distance of 647.35 feet to an iron rod;

Thence, N 18°58'24" W, a distance of 189.04 feet to the point of beginning of the herein described tract of land;

Thence, N 18°58'24" W, a distance of 480.92 feet to an iron rod;

Thence, N 27°37'15" E, a distance of 66.79 feet to an iron rod;

Thence, N 36°12'08" E, a distance of 82.37 feet to an iron rod;

Thence, N 02°25'38" E, a distance of 43.17 feet to an iron rod;

Thence, N 71°23'11" W, a distance of 334.53 feet to an iron rod;

Thence, N 00°02'52" E, a distance of 257.20 feet to an iron rod;

Thence, S 89°56'38" E, a distance of 233.78 feet to an iron rod;

Thence, S 88°05'53" E, a distance of 115.70 feet to an iron rod;

Thence, S 03°06'34" W, a distance of 335.58 feet to an iron rod;

Thence, S 67°22'11" E, a distance of 59.47 feet to an iron rod;

Thence, N 53°09'22" E, a distance of 14.28 feet to an iron rod;

Thence, S 57°41'39" E, a distance of 41.08 feet to an iron rod;

Thence, S 33°45'17" W, a distance of 39.64 feet to an iron rod;

Thence, S 48°46'32" E, a distance of 55.78 feet to an iron rod;

Thence, S 75°04'38" E, a distance of 113.26 feet to an iron rod;

Thence, S 00°13'06" W, a distance of 333.46 feet to an iron rod;

Thence, S 08°12'31" E, a distance of 120.00 feet to an iron rod;

Thence, along a curve to the right, having a central angle of 13°50'51", a radius of 325.00 feet, a tangent of 39.47 feet, a length of 78.55 feet, and having a chord which bears S 74°52'03" W, a distance of 78.36 feet to an iron rod;

Thence, S 67°56'38" W, a distance of 108.01 feet to the point of beginning and containing 240,395.648 square feet or 5.519 acres of land.

Being a portion of the same property conveyed to Burns, Deselms & Howell, Inc. of record in Instrument No. 20040303-00247318, in the Register's Office for Davidson County, Tennessee.

The above described legal description includes and conveys all twenty one (21) townhome sites of BERKELEY HALL-PHASE FIVE-SECTION ONE OF HICKORY HIGHLANDS PUD, according to survey of plat of same appearing of record in Instrument Number 00050125008851, as amended in 20050223-0019584, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details as to the location and description of said town home units.