RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Davidson County DEEDWARR
Recvd: 07/08/05 14:40 2 pgs
Fees:13.00 Taxes:3533.50

20050708-0079429

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $955,000.00.

SUSAN L. WILLIS
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
November 26, 2005

Subsribed and sworn before me this the 6th day of July, 2005.

Affiant

Notary Public

(Affix Seal)

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 500501
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Heikki Eric Kostamaa
4006 Harding Place
Nashville, TN 37205

Send tax bills to:
SAME

Map 130-7 Parcel 118

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Renaissance Group, L.L.C. a limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Heikki Eric Kostamaa, unmarried and Charlotte Lohrey, unmarried Tenants in Common With Rights of Survivorship

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot D in the Re-Subdivision of Lots 212 and 213 of the Royal Oaks Land Company's Subdivision of record in Book 421, page 102 and 103, Register's Office for Davidson County, Tennessee.

Said Lot D fronts 100 feet more or less, on the north side of Harding Place and runs back 379 feet, more or less, on the westerly line and 365 feet, more or less on the easterly line to a dead line in the rear on which it measures 100 feet, more or less.

Being all of the same property conveyed to Renaissance Group, LLC, a limited liability company by Deed dated March 22, 2004 of record in in Instrument Number 20040324-0033566, said Register's Office.

Subject to taxes for the year 2005, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 4006 Harding Place, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it , and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 6th day of July, 2005.

Renaissance Group, L.L.C. a limited liability company

BY: _____
Frank Santas, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Frank Santas, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this 6th day of July, 2005.

My commission expires:

_____

Notary Public



SUSAN L. WILLIS
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
November 26, 2005