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Sherrard
LAM

SPECIAL WARRANTY DEED

TO:	Jon Small and Jeanine Small	This instrument was prepared by: Sherrard & Roe, PLC (KAB) 424 Church Street, Suite 2000
FROM:	Richland Woods, LLC	Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Jon Small and Jeanine Small c/o 17 Anandale Nashville, TN 37215	Same	Map 159-6-A Parcel 3

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $385,000.00.

Affiant

Sworn to and subscribed before me, this 19th day of December, 2005.

My Commission Expires:_____

Notary Public

DAWNELLE B. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Dawnelle B. Smith
My Commission Expires
January 27, 2007
STATE OF TENNESSEE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, Richland Woods, LLC (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto, Jon Small and Jeanine Small (hereinafter collectively called the "Buyer") and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property known as Lot 3, Richland Woods Subdivision, located in Nashville, Davidson County Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Davidson County DEEDWARR
Recvd: 12/30/05 15:31 4 pgs
Fees:23.00 Taxes:1424.50

20051230-0157058

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 19th day of December, 2005.

SELLER: Richland Woods, LLC, a Tennessee limited liability company

By: _____
Chris Farren, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Chris Farren, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Richland Woods, LLC the within named bargainor, a corporation, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand and seal at office in Nashville, Tennessee, this 19th day of December, 2005.

_____
Notary Public

My Commission Expires:_____

DAWNELLE B. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Dawnelle B. Smith
My Commission Expires
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STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 3, on the Final Plat of Richland Woods Subdivision Cluster Lot Development, of record as Instrument No. 20051128-0142574, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Richland Woods, LLC, a Tennessee limited liability company, by deed of record as Instrument No. 20050519-0056757, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes for the year 2006, and subsequent years, a lien but not yet due and payable.

2. All matters shown on Plat of Loulah M. Young Lands of record in Plat Book 4060, pages 70 and 117, RODC.

3. Final Plat of Richland Woods Subdivision Cluster Lot Development of record at Instrument No. 20051128-0142574, RODC.

4. Stormwater Detention Agreement from Richland Woods, LLC to Metropolitan Government of Nashville and Davidson County, of record at Instrument No. 20050526-0059724, RODC.

5. Declaration of Protective Covenants, Conditions and Restrictions for Richland Woods of record at Instrument No. 20051215-0150673, RODC.