PLEASE RECORD AND RETURN TO:
Southern Title Services
547 W. Mt. Juliet Road, Suite 100
Mt. Juliet, TN 37122
File [redacted]200992

Davidson County DEEDWARR
Recvd: 01/10/06 10:33 2 pgs
Fees:13.00 Taxes:1931.40
20060110-0003478

State of Tennessee
County of Wilson
The actual consideration or value whichever is greater is $522,000.00.

Subsribed and sworn before me this the 9th day of January, 2006.

Affiant

(Affix Seal) LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY 6-22-09

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 201032
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Ian Duvenhage
518 Baxter Lane
Nashville, TN 37221

Send tax bills to:
NEW OWNER

Map 160-7 Parcel 33

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,

Touchstone Builders, Inc

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

Ian Duvenhage

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 Number 1-B on the Exhibit Map to create a Horizontal Property Regime Lot No. 1 on the Plan of C. P. Hartman Property of record in Instrument No. 20060106-0001913, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Plat Book 4713, Page 89, as revised in

Being all of the property conveyed to Touchstone Builders, Inc., by Quitclaim Deed of record in Instrument No. 20060105-0001730; said Register's Office.

Subject to taxes for the year 2006, 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 518 Baxter Lane, Nashville, TN 37221

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 9th day of January, 2006.

Touchstone Builders, Inc

BY: _____
John Bell
Settlement Agent

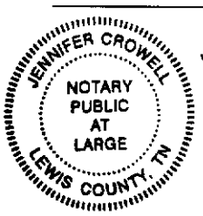
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, John Bell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Settlement Agent 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 January 9, 2006.

My commission expires:

Jennifer Crowell
Notary Public



JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006