Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 01/31/06 10:13 3 pgs
Fees:18.00 Taxes:2264.40
20060131-0011760

39-B
File #06-1006

Transfer Tax: 2,264.40

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Lone Oak Village Partnership, a Tennessee joint venture composed solely of The Radius Group, LLC, a Tennessee limited liability company, and Lone Row, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Robert M. Collie, and Brandon W. Murphy, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

* Address: 205 Lone Oak Village Way, Nashville, TN 37215

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Lone Oak Village of record in Instrument No. 20041216-0149685, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Lone Oak Village Partnership, a Tennessee joint venture, by deed from William J. Derra and wife, Debra R. Derra of record in Instrument No. 20040819-0100257, and by deed from Gary W. Bergin and wife, Patricia K. Cowan of record in Instrument No. 20040819-0100258, Register's Office for Davidson County, Tennessee.

Grantor further grants to the Grantee, his invitees, successors and assigns, a permanent and perpetual exclusive easement to use of the area on Lot 3 as outdoor living space, for the benefit of Lot 2 as shown on the survey attached hereto as Exhibit "A". However, the owner of Lot 3 shall have the right to enter said area temporarily to repair or maintain its building. Lot 2 conveyed herein is subject to that outdoor living space over Lot 2 for the benefit of Lot 1 as shown on the attached Exhibit "A" and conveyed by Instrument No. 20051017-0124878, RODC . The owner of Lot 2 has the right to enter said area temporarily to repair or maintain its building.

This conveyance is subject to any and all existing easements of record affecting the property conveyed hereby, and to all matters shown on the plan of record in Instrument No. 20041216-0149685, said Register's Office. This conveyance is subject to a Landscape Agreement of record in Instrument No. 20041217-0150289 a Stormwater Detention Agreement of record in Instrument No. 20040928-0116788, said Register's Office.

This conveyance is subject to the Restrictive Covenants Applying to Row at Lone Oak as shown of record in Instrument No. 20050914-0110696, said Register's Office. Taxes for the current year are prorated and assumed by the Grantee herein.

This is improved property, known as: 205 Lone Oak Village Way, Nashville TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs 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 THE EXECUTION HEREOF this 18th day of January, 2006.

Lone Oak Village Partnership, a
Tennessee Joint Venture

BY: The Radius Group, LLC, a
Tennessee limited liability company

BY: _____
ERIC L. ALLDREDGE, Managing Member

BY: Lone Row, LLC, a
Tennessee limited liability company

BY: _____
STEVEN C. KIRBY, Managing Member

Return to:
RESOURCE REAL ESTATE SERVICES, LLC
300 Red Brook Blvd.
Suite 300
Owings Mills, MD 21117
(410) 654-5550 File # I6P00276

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Eric L. Alldredge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Managing Member of the within named The Radius Group, LLC, a Tennessee limited liability company which is a joint venturer of Lone Oak Village Partnership, the within named bargainor, a Tennessee joint venture, and that he, as such Managing Member of such limited liability company, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as Managing Member of one of its two joint venturers.

Witness my hand at office this the 18th day of December, 2005.

Notary Public

My Commission Expires: 7-30-09

Kenneth M. Ballew

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Steven C. Kirby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Managing Member of the within named Lone Row, LLC, a Tennessee limited liability company which is a joint venturer of Lone Oak Village Partnership, the within named bargainor, a Tennessee joint venture, and that he, as such Managing Member of such limited liability company, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as Managing Member of one of its two joint venturers.

Witness my hand at office this the 18th day of December, 2005.

Notary Public

My Commission Expires: 7-30-09

Kenneth M. Ballew

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 612,000.00.

Robert M. Collie Brandon W. Murphy

Affiant

Sworn and subscribed before me on this the 18th day of January, 2006.

Notary Public

My Commission Expires: 7-30-09

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NEW OWNER:
Robert M. Collie and
Brandon W. Murphy
205 Lone Oak Village Way
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
Owner

TAX MAP-PARCEL #:
131-3-Q-2CO

IGP00276

EXHIBIT "A"

CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF LONE OAK PLACE SUBDIVISION, AS OF RECORD IN PLAT BOOK 1130, PAGE 81, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THE IMPROVEMENTS THEREON BEING COMMONLY KNOWN AS 205 LONE OAK VILLAGE WAY, NASHVILLE, TENNESSEE 17111.

BEING THE SAME LOT OR PARCEL OF GROUND WHICH BY DEED DATED AUGUST 17, 2004 AND RECORDED AMONG THE LAND RECORDS OF DAVIDSON COUNTY IN INSTRUMENT #20040819-0100258, WAS GRANTED AND CONVEYED BY GARY W. BERGEN AND WIFE, PATRICIA K. COWAN, UNTO LONE OAK VILLAGE PARTNERSHIP, A TENNESSEE JOINT VENTURE.