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THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 23134N

Davidson County DEEDWARR
Recvd: 03/01/06 12:50 2 pgs
Fees:13.00 Taxes:814.00
20060301-0023597

MAP/GROUP/PARCEL: 70-6/43

NEW OWNER'S NAME AND ADDRESS:
CITY BLUFFS ON THE CUMBERLAND, LLC
405 Hunterwood Court
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215 BOX 10-A

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, MICHAEL EDWARDS and TERRIE FITZGERALD now known as TERRIE FITZGERALD EDWARDS, HUSBAND AND WIFE, hereinafter called Grantors, does hereby transfer and convey unto, CITY BLUFFS ON THE CUMBERLAND, LLC, a Tennessee limited liability company, its heirs and assigns, hereinafter called Grantee, property described as follows:

Land in the 13th Civil District of Davidson County, Tennessee, being the westerly 105 feet of the Northerly part of lot No. 14 on the map showing J.S. Spurlock's Subdivision, not of record, described according to a survey made by a Norris H. Hickerson, Surveyor, May 23, 1953, as follows:

Beginning in the center of Trinity Land, formerly Young's Lane, at the corner of lots Nos. 13 and 14; thence with the line between said two lots, South 19 degrees 45' East 605 feet to a stake at the Northwest corner of the property conveyed to Leon C. Carney and wife by deed from James R. Blessing and wife, of record in Book 2147, page 321, Register's Office for said County; thence with the Northerly line of said C. Carney's property, North 69 degrees 15' East 105 feet to a stake; thence North 19 degrees 45' West, 605 feet to the center of Trinity Lane; thence with center of said Lane, South 69 degrees 15' West 105 feet to the beginning, including, but excluding therefrom, a strip of land 100 feet in length, with an average width of one foot, over and across the premises for a public road as now located by the Davidson County Highway Commision, as set out in Right-of-Way agreement between James R. Blessing and wife, Ola Mai Blessing, and Davidson County Highway Commission, of record in Book 1634, page 596, said Register's Office.

The subject property is improved property known as 1118 WEST TRINITY LANE, Nashville, TN 37218.

BEING the same property conveyed to Grantor herein by deed of record in Book 7519, Page 331, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with Grantee that they are

lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Michael Edwards
MICHAEL EDWARDS

Terrie Fitzgerald Edwards
TERRIE FITZGERALD EDWARDS

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, MICHAEL EDWARDS and TERRIE FITZGERALD EDWARDS, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 28th day of February, 2006.

Kate Rosenthal
NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $220,000.00.

Michelle L. Mauser
AFFIANT

Sworn to and subscribed before me, this the 28th day of February, 2006.

Kathy Snider
NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATHY SNIDER NOTARY PUBLIC AT LARGE Exp. 5/28/06 DAVIDSON COUNTY, TN