(3)

Davidson County DEEDWARR
Recvd: 03/01/06 12:50 3 pgs
Fees:18.00 Taxes:573.50

20060301-0023598

This Instrument Prepared By:
TENNESSEE TITLE AGENCY CO., INC.
20 Music Circle East
Nashville, Tennessee 37203

ADDRESS NEW OWNER:
CITY BLUFFS on The CUMBERLAND, LLC
405 HUNTERWOOD COURT
BRENTWOOD, TENNESSEE 37027

SEND TAX BILL:
CITY BLUFFS on The CUMBERLAND, LLC
405 HUNTERWOOD COURT
BRENTWOOD, TN 37027

MORTGAGEE:

HERBERT N. MORGAN and ROBERT E. FALB, Trustees
1201 NORTH NASH STREET, PH 4
ARLINGTON, VA 22209

MAP AND PARCEL:

070-06-0-038.00

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

WARRANTY DEED

BOX 10-A

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WANDA TEMPLETON** , a Married Person, ("Grantor"), has bargained and sold, and by these presents do transfer and convey unto. **CITY BLUFFS on The CUMBERLAND, LLC** , a Tennessee Limited Liability Company_____ ("Grantee"), its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows:

SEE ATTACHED EXHIBIT A

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et.seq.
2. Subject to all applicable zoning and planning restrictions, all health department rules and regulations that may affect the premises, and easements / rights of the public / and boundaries of the property caused or due to the flow of the Cumberland River
3. Subject to all those facts, conditions and limitations shown on the record in the Register's Office for Davidson County, Tennessee..

The Real Property or its address is commonly known as : **1204 WEST TRINITY LANE**
NASHVILLE, TN 37218

GRANTOR makes no representation or warranty, expressed or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. GRANTOR makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. GRANTEE agrees that the property conveyed hereby, including improvements located thereon, is conveyed by GRANTOR and accepted by GRANTEE in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its heirs, successors and assigns, forever, and Grantors, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

W.J.

Witness our hands this 28TH day of FEBRUARY, 2006.

WANDA TEMPLETON

Wanda Templeton

EVERETT TEMPLETON, spouse

Everett Templeton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JOHN K. KIMERY, a Notary Public in and for said State and County, **WANDA TEMPLETON and EVERETT TEMPLETON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28TH day of FEBRUARY, 2006.

Notary Public

JOHN K. KIMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7.21.2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $**155,000.00**.

Jean K. Young
AFFIANT

Subscribed and sworn to before me this 28th day of FEBRUARY, 2006.

NOTARY PUBLIC

My Commission Expires: 7.21.2007

JOHN K. KIMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

EXHIBIT "A"

Property Description

A CERTAIN TRACT or PARCEL OF LAND, LYING AND BEING SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE. DESCRIBED AS FOLLOWS, TO WIT:

Land in the 13th , formerly 23rd Civil District of Davidson County, Tennessee, being Lot No. 12 on the Map showing Subdivision of J.S. Spurlock's Lands, not of record, and described according to a map made by Erle Drake, County Surveyor, April 21, 1925, as follows:

Beginning at a point in the center of County Road leading from the Hamilton Road to the Buena Vista Turnpike, being the northeast corner of the Lewis Property; thence south 20 deg. East 1,254 feet to the low water mark on the Cumberland River; thence up said River, 210 feet, more or less, to the southwest corner of Lot No. 13 on said plan; thence with the line between said Lots Nos. 12 and 13, North 20 deg. West 1,220 feet, more or less, to the center of said County Road; thence with the same, westwardly 210 feet to the beginning, containing 5.96 acres more or less.

Included in the above but specifically excluded therefrom is that portion thereof designated "Right of Way" in Deed to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 8223, page 516, Register's Office for said County.

Being part of the same property conveyed to WANDA TEMPLETON, by Deed ,dated April 16, 1971, of record in Book 4536, page 612, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of the public record and/or rights of the public.

The Real Properly or its address is commonly known as: **1204 West Trinity Lane**
Nashville, Tennessee 37218

Map / Parcel No.: **070-06-0-038.00**

W.J.