Box 19-A

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060035

Davidson County DEEDWARR
Recvd: 03/17/06 08:08 3 pgs
Fees:18.00 Taxes:4800.75
20060317-0030781

Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

Send Tax Bills To:
1254 Old Hillsboro Road
Franklin, TN 37069

New Owner is:
Hart-Redd Residential Ventures
1304 Old Hickory Blvd.
Brentwood, TN 37027

MAP: 159-00-0
PARCEL: 028.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Georgianne Holden Stone, Trustee of Georgianne Holden Stone Residential Trust**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Hart-Redd Residential Ventures, LLC, a Tennessee Limited Liability Company**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

A tract of land in Davidson County, Tennessee, being all of Lot 2 of the Subdivision of the F.F. Elliott property as recorded in Book 4885, page 168, Register's Office of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an iron pin on the northerly right-of-way of Old Hickory Blvd. at the southwest corner of said Lot 2 and the southeast corner of Lot 1, of the F.F. Elliott Subdivision; thence north 14 degrees 54 minutes east 435.6 feet to an iron pin; thence north 75 degrees 06 minutes west 239.2 feet to an iron pin on the easterly line of the Henry Z. Lipscomb Estate; thence north 36 degrees 00 minutes east 425.1 feet to an iron pin on the southerly line of property belonging to T.C. Summers as recorded in Book 4855, page 160, Register's Office for Davidson County, TN; thence south 79 degrees 48 minutes east 361.0 feet to an iron pin making the northeast corner of said Lot 2 and the northwest corner of property belonging to William A. Darden as recorded in Book 4187, page 357, Register's Office of Davidson County, TN; thence south 15 degrees 00 minutes west 862.8 feet to a fence post on said northerly right-of-way of Old Hickory Blvd.; thence along the northerly right-of-way of Old Hickory Blvd. north 75 degrees 06 minutes West 274.4 feet to the point of beginning, containing 6.82 acres, more or less.

Being the same property conveyed to Georgianne Holden Stone Residential Trust from James C. Allen and wife, Linda S. Allen by Warranty Deed dated June 26, 1990 and recorded June 28, 1990 in Book 8140, page 698, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15 day of March, 2006.

GRANTOR:

Georgianne Holden Stone Residential Trust

By: Georgianne Holden Stone

Its: Trustee

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Georgianne Holden Stone**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the **Trustee** of the **Georgianne Holden Stone Residential Trust** the within named bargainor, and that he/she as such **Trustee**, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 15 day of March, 2006.

Notary Public

BYLTHE BOND SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/25/06

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $1,297,500.00.

Brenda Jane
Affiant

SWORN TO and subscribed
before me this 15th day of
March, 2006

RACHEL LOAYZA
STATE OF TENNESSEE
EXP. 1/23/10
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires:

1/23/10