Davidson County DEEDWARR
Recvd: 04/04/06 13:04 2 pgs
Fees:13.00 Taxes:1598.40
20060404-0038389

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

FTM Associates, LLC	SAME	Map 130, Group 15
736 Georgia Avenue		Parcel 72
Chattanooga, TN 37402		

This instrument prepared by: Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **SRM Development, LLC, A Tennessee Limited Liability Company,** (The "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **FTM Associates, LLC, A Tennessee Limited Liability Company**, (The "Grantee"), its successors and assigns 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 2, on the Plan of HARPETH VIEW ESTATES, as shown on plat of record in Plat Book 1835, page 69, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to SRM Development, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Elizabeth M. Baylor, unmarried, recorded on the 3rd day of April, 2006 in Instrument Number20060403-0037215, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. County taxes for the year 2006 and thereafter, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH VIEW ESTATES, as recorded in Plat Book 1835, Page(s) 69, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c)

3. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 1728, Page 125 and Book 2277, Page 27, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Easement for Sanitary sewers, storm drainage, water mains and appurtenances to Metro Government, recorded in Book 6280, page 265.

This is improved property commonly known as 4518 Wayland Drive, Nashville, TN 37215.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $432,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of April, 2006.

Notary Public

My Commission Expires:

JOSEPH V. FERRELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 3rd day of April, 2006.

SRM DEVELOPMENT, LLC

By: Stan McMinn

Its: CHIEF MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared STAN MCMINN, CHIEF MANAGER of SRM Development, LLC, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument as the CHIEF MANAGER of SRM Development, LLC for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of April, 2006.

My Commission Expires:

Notary Public

JOSEPH V. FERRELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08