BOX 10-A

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25788-08-2006** **Record & Return To:** **Premier Title & Escrow, Inc.** **4301 Hillsboro Road, Suite 300** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $150,000.00. Ankit Patel Affiant Subscribed and sworn to before me this 24th day of August, 2006. Notary Public My Commission Expires: GEO. E. MUDTER, JR. NOTARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Patricia A. Helland 281 Buck Run Drive Nashville, TN 37214	**Send Tax Bills To:** Countrywide Home Loans 801 Crescent Center DR. Ste. #510 FRANKLIN TN 37067	**Tax Information:** Map No.122-01-0-A Parcel No. 507.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ankit Patel, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patricia A. Helland** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 281 Buck Run Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of August, 2006.

Ankit Patel

Ankit Patel

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ankit Patel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2006.

Notary Public

My Commission Expires:

GEO. E. MUDTER, JR. NOTARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires [illegible] 2008

Davidson County DEEDWARR
Recvd: 08/29/06 11:12 2 pgs
Fees:13.00 Taxes:555.00

20060829-0106617

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 96 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee, amended in Instrument No. 20020725-0089575, said Register's Office, further amended in Instrument No. 20020904-0107261, said Register's Office to which reference is hereby made. The easements, restrictive covenants, co-owners and tenants of Woodland Point, Phase X, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "C" to said Second Supplement appearing at page 4 thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Ankit Patel, an unmarried man by Warranty Deed dated June 9, 2004 from Ole South Properties, Inc. of record in Instrument No. 20040617-0072055, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Woodland Point of record in Instrument No. 20000607-0056981, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Woodland Point Townhouse Corporation of record in Instrument No. 20001205-0119722, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Woodland Point Townhouse Corporation of record in Instrument No. 20001013-0102000, Register's Office for Davidson County, Tennessee.
5. Charter of Woodland Point Master Association, Inc. of record in Instrument No. 20020222-0022863, Register's Office for Davidson County, Tennessee.
6. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Woodland Point Townhomes, of record in Instrument No. 200001011-0101044 and amended in Instrument No. 20020725-0089575 and Instrument No. 20020904-0107261, Register's Office for Davidson County, Tennessee.
7. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
8. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20000419-0039023, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Instrument No. 20000713-0069314, Register's Office for Davidson County, Tennessee.
10. All matters appearing on the Plan of record as Book 11700, page 66, Register's Office for Davidson County, Tennessee.
11. Easement of record in Book 8332, page 982, Register's Office for Davidson County, Tennessee.
12. Landscape Agreement recorded in Book 20000612-0058346, Register's Office for Davidson County, Tennessee.