Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Shirley Ann Kendall 116 Antler Ridge Circle Nashville, Tennessee 37214	Map 122-01-OA-487.00	Same
This instrument prepared by: Elwood H. Camp, III, Attorney at Law, c/o Newton Oldacre McDonald, L.L.C. 3841 Green Hills Village Drive, Suite 400, Nashville, Tennessee 37215		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **DONALD R. KENDALL, JR.** and wife, **APRIL A. KENDALL** (the "**Grantors**"), has bargained and sold, and by these presents does transfer and convey to **SHIRLEY ANN KENDALL** (the "**Grantee**"), Grantee's heirs, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. This conveyance is made subject to Declaration of Restrictions, Covenants and Conditions contained in instrument of record in Instrument Number 20001011-0101044; Instrument Number 20020725-0089575; and in Instrument Number 20020904-0107261; and to any and all matters shown on said plat and survey of record in Exhibit "C"; Easement to Metro of record in Book 8332, page 982, Master of Declaration of Restrictive Covenants for Woodland Point of record in Instrument Number 20000607-0056981; Charter for Woodland Point Townhouse Corporation of record in Instrument Number 20001013-0102000; Charter for Woodland Point Master Association, of record in Instrument Number 20020222-0022863; Landscape Agreement of record in Instrument Number 20000612-0058346; all of said Register's Office.

This is improved property, known as 116 Antler Ridge Circle, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs, successors and assigns, forever.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Davidson County DEEDWARR
Recvd: 09/07/06 11:12 3 pgs
Fees:17.00 Taxes:0.00

20060907-0110655

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Donald R. Kendall, Jr.
Affiant

Subscribed and sworn to before me this 21st day of August, 2006.

Julia Franks Loyd
Notary Public
My Commission Expires: May 30, 2007

JULIA FRANKS LOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Grantors further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs, successors and assigns, against the lawful claims of all persons whomsoever, claiming by, through or under Grantors.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 19TH day of AUGUST, 2006.

JR.

DONALD R. KENDALL, JR.

APRIL A. KENDALL

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **DONALD R. KENDALL, JR.**, and **APRIL A. KENDALL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon their oaths, acknowledged themselves to be the within-named bargainors, and that they executed the foregoing instrument for the purposes therein contained by signing as their free act and deed.

Witness my hand seal at office this 21st day of August, 2006.

JULIA FRANKS LOYD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: May 30, 2007

EXHIBIT A

Legal Description

BEING all of Unit No. 76 in WOODLAND POINT, PHASE X, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME (being the Townhome Area at Woodland Point), located on Antler Ridge Circle, Nashville, Davidson County, Tennessee, 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 Number 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument Number 20020725-0089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument Number 20020904-0107261, said Register's Office (the "Second Supplement"), the First Supplement, Second Supplement and the Original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, 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 referenced and made a part hereof the same as though copied herein.

BEING the same property conveyed to Donald R. Kendall, Jr., and wife, April A. Kendall, by Warranty Deed by Ole South Properties, Inc., a Tennessee corporation, dated June 10, 2005, appearing of record in Instrument Number 20050615-0068109, of the Register's Office of Davidson County, Tennessee.