[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
James M. Downing, et al 920 Ashford Court Brentwood, TN 37027	Same	Map/Parcel 144-3-3

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 Developments, LLC, a Tennessee Limited Liability Company,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **James M. Downing and Sue K. Downing, married,** (The "Grantees"), their successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A

This conveyance is subject to the following:

1. County taxes for the year 2006 and thereafter for tax parcel number 144-3-3.00, 144.300, not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Chickering Hills, Section One, as recorded in Plat Book 2331, Page(s) 8.
3. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is unimproved property commonly known as 1023 Foxwood, Nashville, Tennessee 37215.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $925,000.00.

James M. Downing
Affiant

Joseph V. Ferrelli
Notary Public

Subscribed and sworn to before me this 7th day of September, 2006.

My Commission Expires: _____

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

Davidson County DEEDWARR
Recvd: 09/11/06 12:20 3 pgs
Fees:18.00 Taxes:3422.50

20060911-0112101

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

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

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

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7TH day of September, 2006.

SRM DEVELOPMENTS, LLC,
a Tennessee Limited Liability Company

By: Stan McMinn

Title: CHIEF MGR.

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 with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of SRM Developments, LLC, a Tennessee General Partnership and that he as such Chief Manager executed the foregoing instrument for the purpose therein contained, by signing the name of SRM Developments, LLC by himself as Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee, this 7TH day of September, 2006.

NOTARY PUBLIC

My Commission Expires:

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

Schedule A

LAND LYING IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE EASTERLY PART OF LOT NO. 25 AND ALL OF LOT NO. 26 ON THE PLAN OF CHICKERING HILLS, SECTION ONE, AS OF RECORD IN BOOK 2331, PAGE 8, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEGINNING ON THE WESTERLY MARGIN OF FOXWOOD ROAD AT THE CORNER OF LOTS NO. 11 AND 26; THENCE WITH THE LINE BETWEEN LOTS NO. 11, 26 AND 25 WESTWARDLY 208.3 FEET TO A POINT 99 FEET WEST OF THE CORNER OF LOTS NO. 25 AND 26; THENCE SOUTHWARDLY 271.5 FEET TO THE NORTHERLY MARGIN OF LYNNWOOD BOULEVARD; THENCE WITH SAME EASTWARDLY 128 FEET, IN ALL 281.6 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE WITH A RADIUS OF 25 FEET NORTHEASTWARDLY 37.66 FEET TO THE WESTERLY MARGIN OF SAID FOXWOOD ROAD; THENCE WITH THE SAME AROUND A SLIGHT CURVE IN A NORTHERLY DIRECTION 119.2 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING WITH SAME AROUND A SLIGHT CURVE NORTHWARDLY 52.4 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM EDWARD J. COWELL, JR. LIVING TRUST TO SRM DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 30TH DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051230-0157030; WARRANTY DEED FROM EDWARD J. COWELL, JR. TO EDWARD J. COWELL, JR., TRUSTEE OF THE EDWARD J. COWELL, JR. LIVING TRUST DATED OCTOBER 7, 2004 AS RECORDED ON THE 20TH DAY OF JULY, 2005 IN INSTRUMENT NO. 20050720-0084124 AND WARRANTY DEED FROM SARA JAYNE WILLIAMS, UNMARRIED TO EDWARD J. COWELL, JR. AS RECORDED ON THE 8TH DAY OF JULY, 2005 IN INSTRUMENT NO. 20050708-0079132, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.