# WARRANTY DEED

P-FSBO-06-0328

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

CAROL A. CLAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC (HTI)
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Anderson Group Holdings, LLC | Anderson Group Holdings, LLC | |
| 1101 Kermit Dr., Ste 700 (ADDRESS) | (NAME) 1101 Kermit Dr., Ste 700 (ADDRESS) | |
| Nashville, TN 37217 (CITY) (STATE) (ZIP) | Nashville, TN 37217 (CITY) (STATE) (ZIP) | 85-14A-328.00 CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT M. SWEENEY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDERSON GROUP HOLDINGS, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 3 on the Plan of Riverstone Condominiums, Phase Two, of record in Instrument 20010814-0087503, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

(a) Being part of the same property conveyed to Caliber Development Group, L. P. by deed (DB) from Riley, Russell, Cahn & Associates of record in Book 10467, Page 32 on 05/22/1997 and filed for record on 05/27/1997 , Register's Office for said County.
(b) Being the same property conveyed to Robert M. Sweeney, a married man by deed (DEEDWARR) from Caliber Development Group, L. P. of record in Instrument No. 200504180042707 on 04/15/2005 and filed for record on 04/18/2005 , Register's Office for said County.

unimproved ( )
This is improved ( X ) property, known as 328 RIVERSTONE BOULEVARD, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 3rd day of October, 2006.

Robert M. Sweeney

Davidson County DEEDWARR
Recvd: 10/06/06 10:31 2 pg
Fees:13.00 Taxes:814.00

20061006-0124421

STATE OF Tennessee
COUNTY OF DAVIDSON

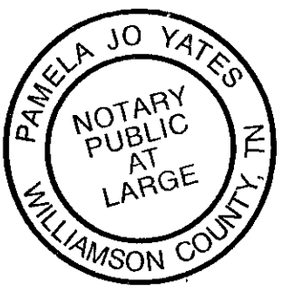
On this the 3rd day of October, 2006, before me personally appeared Robert M. Sweeney, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of October, 2006.

Pamela Jo Yates
Notary Public

My Commission Expires: 3-22-08

(SEAL)




**RETURN TO:**
Homeland Title, LLC (HTI)
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959