Prepared by:
Centennial Title Company, Inc
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #06-1391

Davidson County DEEDWARR
Recvd: 11/09/06 12:41 3 pgs
Fees:18.00 Taxes:2136.48
20061109-0139595

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cherokee Crossing Partnership**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gerald N. Valentino, and wife Renee S. Valentino**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the plan of Cherokee Crossing of record in Instrument No. 20050328-0032338, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Cherokee Crossing Partnership by deed from Aline P. Brown, now known as Aline P. Brown Taylor, a married person, of record in Instrument No. 20050112-0004676 and by deed from Geny's Supply, Inc. of record in Instrument No. 20050112-0004676, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters, including easements, as shown on the recorded plan referenced above, to Restrictive Covenants and By-Laws of record as Instrument No. 20051215-0150402, RODC, and to applicable public utility easements.

Said Lot No. 25 is conveyed subject to a permanent 5 foot living space easement over a portion of Lot 25 for the benefit of Lot 26 for use and maintenance, as shown on Exhibit "A" attached hereto and incorporated herein. Said easement is to run with the land.

This is improved property, known as: 217 Cherokee Station Drive, Nashville TN, 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 6th day of November, 2006

Cherokee Crossing Partnership, a Tennessee Partnership

BY: Radius Group, LLC, General Partner

Eric L. Alldredge, Chief Manager

BY: Lone Row, LLC, General Partner

Steven C. Kirby, Chief Manager

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the State and County aforesaid, Eric L. Alldredge, 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 the within named Radius Group, LLC, which is a general partner of the within named Cherokee Crossing Partnership, and the he executed the within instrument as the chief manager of Radius Group, LLC for the purposes therein contained by signing and executing this instrument on behalf of Radius Group, LLC as a general partner of Cherokee Crossing Patnership.

Witness my hand at office this the 6th day of November, 2006.

Notary Public

My Commission Expires: 3-24-2008

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the State and County aforesaid, Steven C. Kirby, 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 the within named Lone Row, LLC, which is a general partner of the within named Cherokee Crossing Partnership, and the he executed the within instrument as the chief manager of Lone Row, LLC for the purposes therein contained by signing and executing this instrument on behalf of Lone Row, LLC as a general partner of Cherokee Crossing Patnership.

Witness my hand at office this the 6th day of November, 2006.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 577,427.99.

Affiant

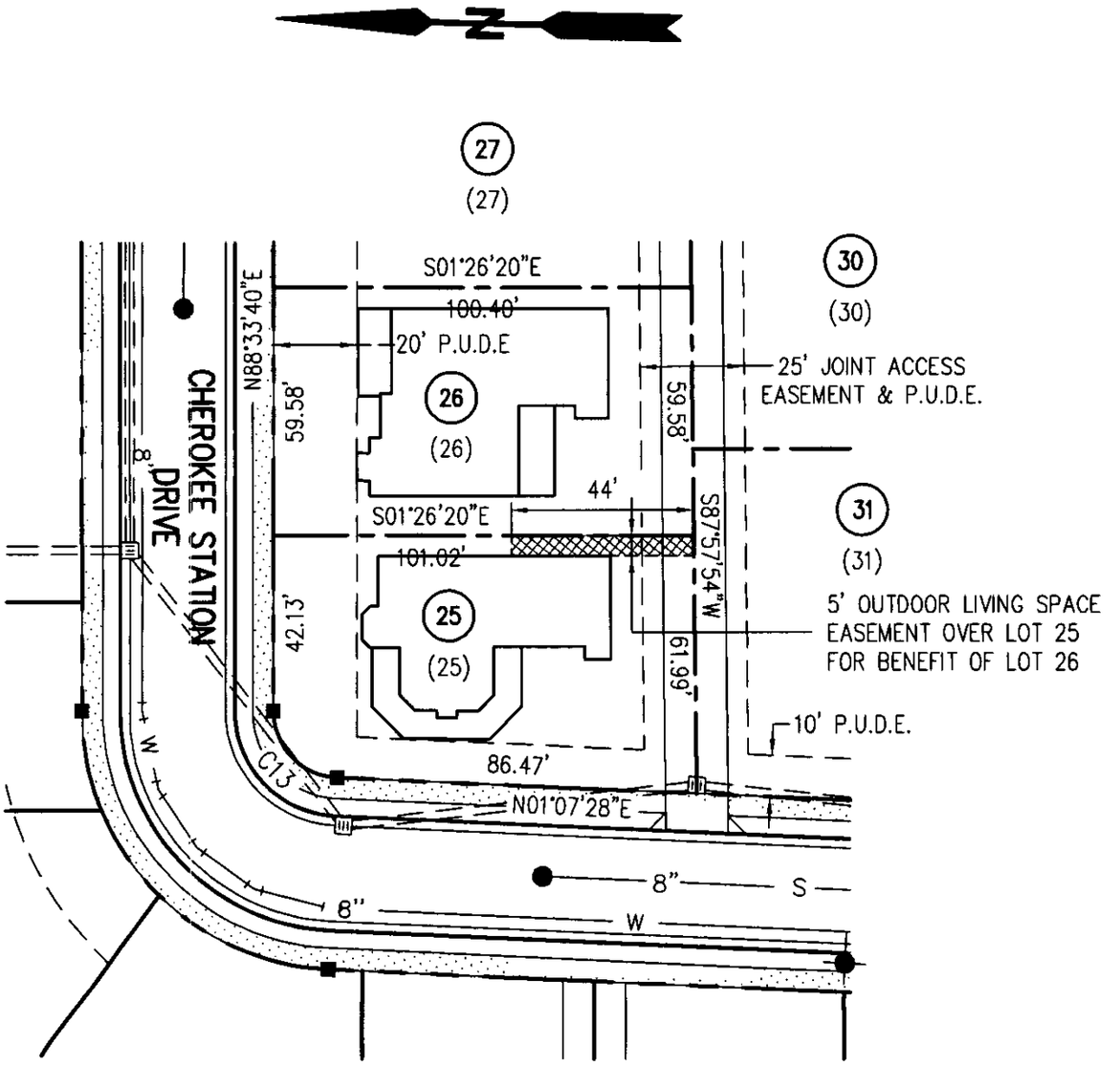
Sworn and subscribed before me on this the 6 day of November, 2006.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Gerald N. Valentino	Suntrust Mortgage, Inc.	103-8-D-25CO
217 Cherokee Station Drive	201 Fourth Avenue N/7th Floor	
Nashville, TN 37209	Nashville, TN 37219	

EXHIBIT "A"



GENERAL NOTES:

1. LOT NUMBERS SHOWN THUS (6) PERTAIN TO THE FINAL PLAT FOR CHEROKEE CROSSING AS OF RECORD IN INSTRUMENT NO. 20041216-0149685 R.O.D.C., TN.
2. PARCEL NUMBERS SHOWN THUS (0) PERTAIN TO DAVIDSON COUNTY PROPERTY MAP 103-08-D.

EXHIBIT "B"

CHEROKEE CROSSING-LOT 25

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DATE: OCT. 25, 2006

40' 0' 40' 80'

SCALE IN FEET

Wamble & Associates, PLLC
40 Middleton St. Nashville, Tennessee 37210
Telephone (615)251-9555 Fax (615)251-9034
Civil Engineering • Land Surveying