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

Return to:
Southern Title Service
124 First Avenue South
Suite 102
Franklin, TN 37064

39-B
File #06-1529

Davidson County DEEDWARR
Recvd: 12/18/06 13:40 2 pgs
Fees:13.00 Taxes:2142.30
20061218-0155606

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, a Tennessee Partnership**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mathew R. Zenner and wife, Lisa Collins Zenner**, 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. 5 on the Plan of Cherokee Crossing of record in Instrument No. 20050328-0032338, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Cherokee Crossing Partnership by Warranty Deed from Aline P. Brown, now known as Aline P. Brown Taylor, a married person dated January 11, 2005 of record in Inst. No. 20050112-004675 , furthermore being the same property conveyed to Aline P. Brown by Warranty Deed dated September 19, 1987 of record in Book 7382, Page 828, Register's Office, Davidson County, TN and being part of the same property conveyed to Cherokee Crossing Partnership by Warranty Deed from Geny's Supply, Inc. dated January 10, 2005 of record in Inst. No. 20050112-0004676, furthermore being the same property conveyed to Geny's Supply, Inc. by Warranty Deed dated September 15, 2004 of record in Inst No. 20040915-0111100 and 20040915-0111101 and Warranty Deed dated May 1983 of record in Book 6059, Page 19 and Book 2452, Page 221, all of record in the Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters, setback lines and easements shown on the referenced recorded plan, and restrictions and conditions of record as Instrument No. 200512150150402, RODC.

The Grantor hereby grants and conveys to the Grantee, Grantee's heirs and assigns, an adjoining permanent "Outdoor living space easement over Lot 4 for the benefit of Lot 5" as shown on, and described by reference on Exhibit "B" attached hereto and incorporated herein. Said easement is to run with the land.

This is improved property, known as: 4321 Westlawn 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 14 day of December, 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 14 day of December, 2006.

Notary Public

My Commission Expires: 7-25-09

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 Partnership.

Witness my hand at office this the 14 day of December, 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: $ 579,000.00

Natasha Bellney
Affiant

Sworn and subscribed before me on this the _____ day of December, 2006.

Notary Public

My Commission Expires: 12/27/09

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER:
Mathew R. Zenner
4321 Westlawn Drive
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
103-8-D-5CO