Davidson County DEEDWARR
Recvd: 01/02/07 10:57 3 pgs
Fees:18.00 Taxes:2571.50
20070102-0000292

CORPORATE FORM

WARRANTY DEED

THIS INDENTURE, made and entered into this **29th** day of **December, 2006,** by and between **The Parks at Priest Lake, LLC, a Tennessee Limited Liability Company,** party of the first part, and **Umbrella Investment Corporation, a Tennessee Corporation,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of **Nashville,** County of **Davidson**, State of **Tennessee.**

Beginning at an iron rod situated in the westerly margin of Anderson Road, said point also being the southeast corner of the Donna Spurlock property of record in Book 8419, page 545, in the Register's Office of Davidson County, Tennessee; Thence, along said road, S 10 degrees, 38 minutes 41 seconds W, a distance of 67.81 feet to an iron rod; Thence, leaving said road, N 79 degrees, 27 minutes, 42 seconds W, a distance of 88.11 feet to an iron rod; Thence, S 10 degrees 44 minutes 2 seconds W, a distance of 134.19 feet to an iron rod; Thence, N 79 degrees 22 minutes 6 seconds W, a distance of 91.75 feet to an iron rod; Thence, S 85 degrees 12 minutes 26 seconds W, a distance of 223.68 feet to an iron rod; Thence, S 3 degrees 46 minutes 56 seconds E, a distance of 334.89 feet to an iron rod; Thence, S 28 degrees 47 minutes 22 seconds W, a distance of 167.67 feet to an iron rod; Thence, N 80 degrees 55 minutes 28 seconds W, a distance of 209.83 feet to an iron rod; Thence, N 8 degrees 57 minutes 34 seconds E, a distance of 122.70 feet to an iron rod; Thence, N 43 degrees 42 minutes 22 seconds W, a distance of 733.43 feet to an iron rod; Thence, N 4 degrees 37 minutes 2 seconds E, a distance of 149.10 feet to an iron rod; Thence, N 4 degrees 55 minutes 33 seconds W, a distance of 191.32 feet to an iron rod; Thence, N 29 degrees 39 minutes 21 seconds W, a distance of 171.93 feet to an iron rod; Thence, S 74 degrees, 17 minutes 23 seconds W, a distance of 5.99 feet to an iron rod; Thence, N 49 degrees 12 minutes 19 seconds W, a distance of 168.69 feet to an iron rod; Thence, N 40 degrees 47 minutes 41 seconds E, a distance of 20.50 feet to an iron rod; Thence, N 49 degrees 12 minutes 19 seconds W, a distance of 199.53 feet to and iron rod; Thence, N 37 degrees 37 minutes 1 second E, a distance of 563.47 feet to an iron rod; Thence, S 79 degrees 41 minutes 11 seconds E, a distance of 785.84 feet to an iron rod; Thence, S 1 degree 56 minutes 54 seconds W, a distance of 95.01 feet to an iron rod; Thence, S 10 degrees 4 minutes 31 seconds W, a distance of 53.19 feet to an iron rod; Thence, S 16 degrees 26 minutes 6 seconds W, A distance of 37.47 feet to an iron rod; Thence, S 8 degrees 19 minutes 52 seconds W, a distance of 800.23 feet to an iron rod; Thence, S 80 degrees 47 minutes 32 seconds E, a distance of 580.85 feet to the point of beginning and containing 30.002 acres of land more or less.

This conveyance is made subject to: The contract dated April 11, 2006 by and between the Grantor herein and Capital Homes, LLC, which the Grantee herein agrees to assume and to fully indemnify and hold the Grantor herein harmless from all claims under said contract; this conveyance is further subject to all Subdivision restrictions, building lines and easements of record as shown in Plat Book 8250, Page 200, Plat Book 7900, Page 518, Plat Book 6200, Page 220; Surveyor's Certificate as shown on Book 6821, Page 359; Restrictive Covenants as shown in Book 9057, Page 827; Easements for Sanitary Sewer or storm drains of record in Book 5300, Page 903, Book 6186, Page 235, 7170, Page 775, Book 7170, Page 778, Book 7416, Page 249, Book 7416, Page 311, Book 8127, Page 949, and Book 8127, Page 953; Drainage Easement of record in Book 8493, Pages 704 and 704; Right-of-Way Easement of record in Book 2242, Page 251; Permanent Street Easement of record in Book 8657,

Pages 543 and 592; and any other restriction or easement of record in said Register's Office of Davidson County, Tennessee and any roll back taxes not yet assessed and all 2007 Davidson County Taxes not yet due and payable.

Parcel #: 150-0-246.00, 150-0-17.00, & 15-6-206.00

Being the same property conveyed to the Grantor here by the Warranty Deed of record at Instrument Number 20060524-0061008 in the aforesaid Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

Subdivision restrictions, building lines and easements of record, and any subsequent years taxes not yet due and payable,

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

The Parks at Priest Lake, LLC

Michael M Wardlow, Assistant Secretary

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, the undersigned, Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael M Wardlow** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be **Assistant Secretary** (or other officer authorized to execute the instrument) of **The Parks at Priest Lake, LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that he as such **Assistant Secretary**, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as **Assistant Secretary**.

WITNESS my hand and Notarial Seal at office this **29th** day of **December, 2006**.

Notary Public

My commission expires:

JACLYN C. MONTORIA STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN

My Comm. Exp. 12-22-09

Property address:

30.02 Acres on Anderson Road

Nashville, Tennessee

Owner's name:

Umbrella Investment Corp

30.02 Acres on Anderson Road

Nashville, Tennessee

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Umbrella Investment Corp

~~**30.02 Acres on Anderson Road**~~ 7024 Church St

~~**Nashville, Tennessee**~~ Brentwood, TN 37027

This instrument prepared by:

Southern Trust Title Company

6465 Quail Hollow, Suite #401

Memphis, TN 38120

File No.: 1413738

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$695,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **29th** day of **December, 2006**.

Notary Public

My Commission Expires:

JACLYN C. MONTORIA STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN

My Comm. Exp. 12-22-09

(FOR RECORDING DATA ONLY)