STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of January, 2007.

Notary Public

My Commission Expires: 5/22/2010

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 01/19/07 15:43 2 pgs
Fees:13.00 Taxes:1369.00
20070119-0007996

ADDRESS NEW OWNER(S) AS FOLLOWS:
Allen Chapman Ruark

2110 Acklen Avenue #102
Nashville, Tennessee 37212

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

104-12-C-102.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Alliance Development, LLC hereinafter referred to as Grantors, hereby transfers and conveys to Allen Chapman Ruark, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Unit No. 102, Villages at Acklen as shown on the Master Deed of record in Instrument No. 20051221-0152869 and amended by First Amendment to the Master Deed in Instrument No. 20060112-0004705 (which establishes said unit), of the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Alliance Development, LLC by Warranty deed from Mary M. Gourley of record in Instrument No. 20050914-0110599, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Declaration of Covenants, Conditions, and Restrictions of Master Deed and BY-Laws of record in Instrument No. 20051221-0152869 and amended in Instrument No. 20060112-0004705; Instrument No. 20061108-0139002; Instrument No. 2006115-0141802 and Instrument No. 20061227-0158825, Register's Office of Davidson County, Tennessee, but

omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

Urban Renewal Plan of record in Deed Book 10737, Page 558, Register's Office for said County.

Plan of Burch Homestead Tract of record in Deed Book 57, Page 149, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2110 Acklen Avenue #102, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, 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 hand this 19th day of January, 2007.

Alliance Development, LLC

BY: William A. Watson

ITS: Chief Manager

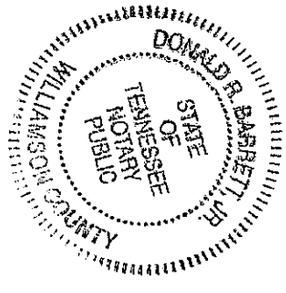
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, William A. Watson, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Chief Manager of Alliance Development, LLC and being authorized to do so acknowledged he executed this instrument on its behalf.

Witness my hand and official seal this 19th day of January, 2007.

Notary Public

My Commission Expires: 10/10/09



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