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

Return To:
Gresham Title & Escrow, LLC
2309 Crestmoor Rd, Ste 300
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 02/21/07 10:37 3 pgs
Fees:18.00 Taxes:2142.30
20070221-0021401

39-B
File #07-1024

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 comprised of Radius Group, LLC, general partner and Lone Row, LLC, general partner,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mason Hunter and wife, Danielle Hunter,** 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. 27 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 Warranty Deed from Aline P. Brown, now known as Aline P. Brown Taylor, a married person dated January 11, 2005 of record as 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, including easements, shown on the recorded plan referenced above, to Restrictive Covenants and By-Laws incorporated therewith as Exhibit "A" of record as Instrument No. 20051215-0150402, RODC, to applicable public utility easements, and to property taxes for 2007 which have been prorated between the parties .

The Grantor hereby grants and conveys to the Grantee, Grantee's heirs and assigns, an adjoining permanent outdoor living space & fence easement over a portion of the adjoining lot No. 26 for the benefit of Lot No. 27. Includes all the land between the lot line and the outside face of the house wall on Lot 26 as shown and described by reference on Exhibit "B" attached hereto and incorporated herein. Said easement to run with the land.

This is improved property, known as: 209 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 15th day of February, 2007.

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 that 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 Partnership.

Witness my hand at office this the 15th day of February, 2007.

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 that 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 15th day of February, 2007.

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.

Affiant

Sworn and subscribed before me on this the 15th day of February, 2007.

Notary Public

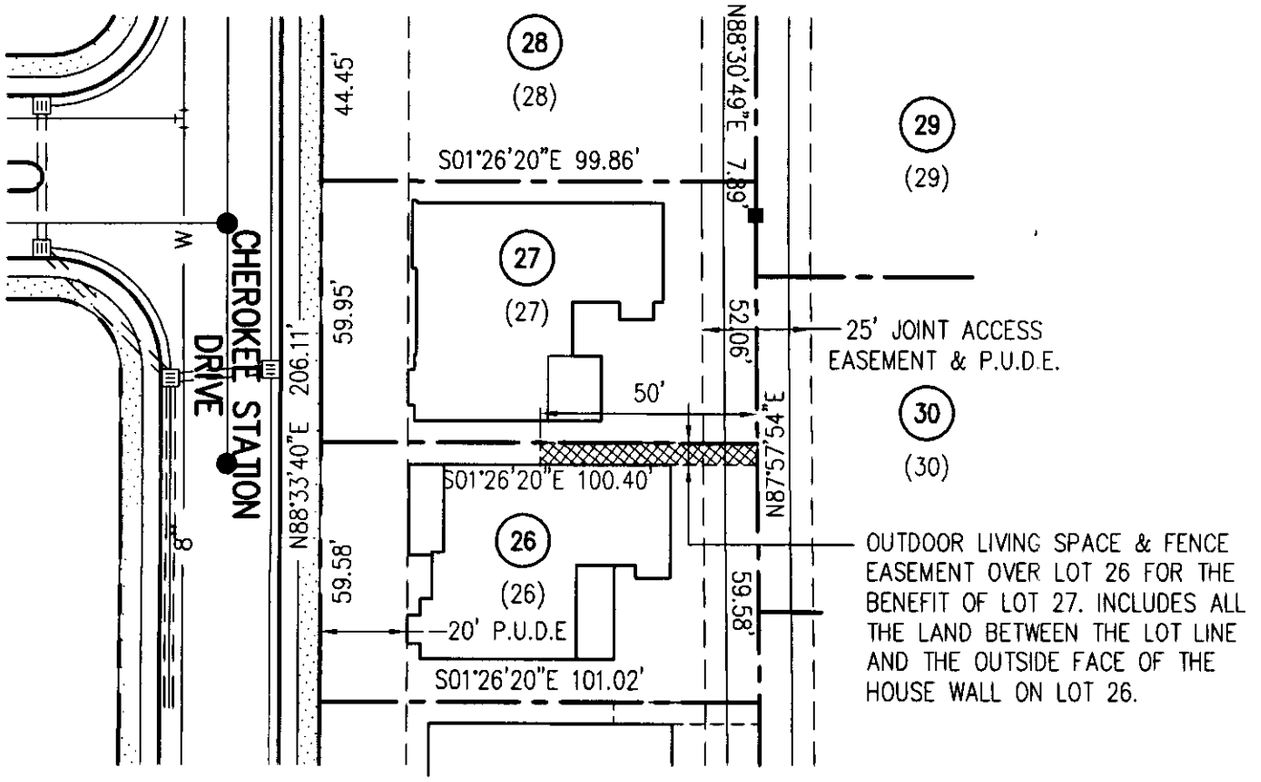
My Commission Expires: _____

T. MACKENZIE COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

NEW OWNER:
Mason Hunter
209 Cherokee Station Drive
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
SAME AS NEW OWNER

TAX MAP-PARCEL #:
103-8-D-27CO



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 26

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DATE: FEB. 12, 2007

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