This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/27/07 14:43 3 pgs
Fees:18.00 Taxes:462.50
20070327-0036651

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
KTK Mining of Virginia, LLC P.O. Box 1675 Ashland, VA 23005	same	095 05 0 B 099.00 CO

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 considerations, the receipt of which is hereby acknowledged, we, **John Warren Fulton and wife, Mary Noelle Fulton**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **KTK Mining of Virginia, LLC**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows, to-wit:
>
> Being Unit No. 107 on the Master Deed of Easthaven Townhomes of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20030425-0055753, said Register's Office for Davidson County, Tennessee, to which Master Deed of reference is made for a more complete description thereof.
>
> Being the same property conveyed to John Warren Fulton and wife, Mary Noelle Fulton, by deed from Jason R. Bussell and Jennifer D. Holt Bussell, of record in Instrument No. 20060803-0094630, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. Property taxes for 2007 are a lien, but not yet due and payable.
2. All matters appearing on the Plan of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357; Instrument No. 20030425-0055753; Instrument No. 20031007-0147961; and Instrument No. 20040419-0043570, said Register's Office.
3. Declaration of Covenants of record in Instrument No. 20010806-0083543, as amendedin Instrument No. 20020709-0082357; Instrument No. 20030425-0055753; Book 20031007-0147961; and Instrument No. 20040419-0043570, said Register's Office.
4. Easement for use of roadways and parking are of record in Instrument No. 20031007-0147962, said Register's Office.
5. Any and all visible easements on and across subject property.
6. Subject to any and all building and zoning regulations of City, County and State.

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, its successors and assigns, forever;

AND WE COVENANT with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

This improved property is known as 2120 Lebanon Pike, Unit 107, Nashville, TN 37210.

WITNESS MY HAND this 27th day of March, 2007, in Franklin, Tennessee.

John Warren Fulton

Mary Noelle Fulton

BY: John Warren Fulton
John Warren Fulton, Atty-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, John Warren Fulton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 27th day of March, 2007.

NOTARY PUBLIC

My Commission Expires: 7-24-07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared John Warren Fulton, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Mary Noelle Fulton, and further acknowledged that he executed same as the free act and deed of Mary Noelle Fulton.

Witness my hand this 27th day of March, 2007.

NOTARY PUBLIC

My Commission Expires: 7-24-07

18626.2007/ml
KTK Mining of Virginia.wd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

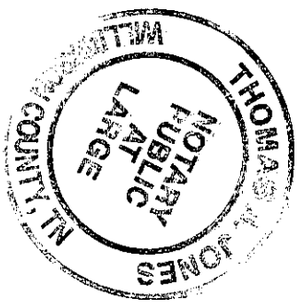
The actual consideration or value, whichever is greater for this transfer is $125,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 27th day of March, 2007. in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 7-24-07



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KTK Mining of Virginia.wd