Davidson County DEEDWARR
Recvd: 04/16/07 11:55 2 pgs
Fees:13.00 Taxes:1513.30
20070416-0045220

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $409,000.00. Affiant Subscribed and sworn to before me, this 13th day of April, 2007. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Address New Owner As Follows: Advent Land Company, Inc. 613 Bradley Court Franklin, TN 37067	Send Tax Bills To: New Owner	Map-Parcel Number: 132-13-0 100.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BATTERY LANE PROPERTIES, LLC,** a Tennessee limited liability company, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **ADVENT LAND COMPANY, INC.,** a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Final Plat of Loring Court Resub of Lots 1, 2, 3 & 4 of Pyburn's Re-Subdivision of Lots 2 & 3 Oakhill Subdivision No. 1, of record as Instrument No. 20060920-0116537, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Battery Lane Properties, LLC by deed from Allene Pyburn and The Estate of William H. Pyburn, of record in Instrument No. 20050413-0041009, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20070412-0043803, Register's Office for said County.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6218, pages 172, 175, 178, and 181, said Register's Office.

4. Easement contained in instrument of record in Book 460, page 166, said Register's Office.

5. All matters as shown on the Plan of record in Instrument No. 20060920-0116537, Register's Office for Davidson County, Tennessee.

This is improved property known as Lot # 4 Loring Court, Nashville, TN 37220.

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 it covenants with the said Grantee that is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 13th day of April, 2007.

BATTERY LANE PROPERTIES, LLC,
a Tennessee limited liability company

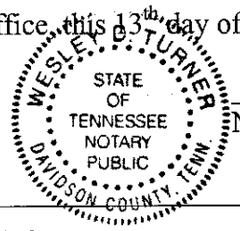
By: Peachtree Development Partners, LLC,
a Tennessee limited liability company,
sole member

By: _____
Blair Myers, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BLAIR MYERS,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 13th day of April, 2007.



_____
Notary Public

My Commission Expires: _____

My Commission Expires NOV. 22, 2010

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