This instrument was prepared by:
Guaranty Title and Escrow Co.
2711 Murfreesboro Rd. Suite 200
Antioch, TN 37013

State of Tennessee,
County of Davidson
The actual consideration or value, whichever is greater, for this transaction is $4,000.00

affiant

Subscribed and sworn to before me, this the 28th day of Feb., 2007.

Notary Public
Commission Expires: 3-20-2010

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:
Myers E. Brown
516 Kestoway
Ct Hill TN 37138

Send Tax Bills To:
OWNER

Map & Parcel:
43-4A Parcel 49

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Lakewood R3, LLC HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Myers E. Brown HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on Swinging Bridge Road, being designated at Open Area – 1, PUDE on the Plat of River Landing of record in Instrument No., 20060728-0091763, R.O.D.C, and being more particularly described as follows:

Beginning at an iron pin in the westerly margin of Swinging Bridge Road at the northeast corner of herein described tract; thence, with the margin of Swinging Bridge Road, S 44 degrees 15' 16" E, 60.00 feet to a point; thence, leaving said margin, S 46 degrees 13' 35" W, 129.20 feet to a point; thence, S 78 degrees 59' 17" W, 125.25 feet to a point in the east line of Jeff Marlan of record in Instrument No., 20020130-0013415, R.O.D.C; thence, with Marlan, N 42 degrees 13' 48" W, 16.98 feet to an iron pin; thence, with the north line of said Marlin, S 56 degrees 42' 07" W, 307.36 feet to an iron pin; thence, severing subject property, N 43 degrees 58' 15" W, 212.46 feet to a point in the south line of Myers Brown of record in Book 5658, Page 778, R.O.D.C.; thence, with said Myers, N 74 degrees 52' 26" E, 611.38 feet to the point of beginning, containing 73,060 square feet or 1.677 acres, more or less.

Being part of the same property conveyed to Lakewood R3, LLC as of record in Instrument No., 20051025-0145703 said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

Unimproved (X)
This is improved property ( ) known as:

Davidson County DEEDWARR
Recvd: 04/19/07 11:48 2 pgs
Fees:13.00 Taxes:14.80
20070419-0046853

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the covenant with the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S), that we are 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 we do further convent and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), their heirs and assigns, against the said land to the lawful claim of persons whomsoever. Wherever, used the singular member shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 28th day of Feb., 2007.

Lakewood R3, LLC

By: Bob L Rymer
Chief Officer

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bob L. Rymer 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 Officer of Lakewood R3, LLC, and that he as such Chief officer signed such foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 28th day of February, 2007.

Deanie L. Gregory
Notary Public

Commission expires: 3-20-2010

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY