Davidson County DEEDWARR
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Fees:18.00 Taxes:1998.00
20070524-0062272

RETURN TO:
TRI STAR TITLE & ESCROW, LLC
279 ROBERT ROSE DRIVE, STE B
MURFREESBORO, TN 37129

-Send Tax Statements To:
New Owner
275 Robert Rose Drive
Murfreesboro, TN 37129

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Name and Address of New Owner:

Ole South Properties
275 Robert Rose Drive
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel:
P/O 173-116

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **BARNES CROSSING, LLC, a Tennessee Limited Liability Company,** has this day bargained and sold and does hereby transfer and convey unto **OLE SOUTH PROPERTIES, INC., a Tennessee Corporation,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

BEING all of Lot Nos. 10, 11, 12, 13, 14, 15, 16, 136, 137, 138, 139, 140, 141, 142, 165, 166, 167, 168 on the Plan of Barnes Crossing, A Planned Unit Development, as shown on Exhibit A of the Master Deed of record in Instrument Number 20050721-0084791, as re-recorded in Instrument Number 20050805-0092480, and as amended in Instrument Number 20051114-0136938, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Barnes Crossing, LLC, a Tennessee Limited Liability Company, by deed from Brooklands Development, LLC, a Limited Liability Company, dated December 6, 2004, appearing of record in Instrument Number 20041207-0145544; and corrected in Instrument Number 20050203-0012945 of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Master Deed and By-Laws of record in Instrument Number 20050721-0084791, and re-recorded in Instrument Number 20050805-0092480, and amended in Instrument Number 20051114-0136938; Easement to Metro of record in Instrument Number 20050721-0084791 and in Instrument Number 20050811-0095171; Charter of Home Owner's Association included in Master Deed as Exhibit B; Planned Unit Development Boundary of record in Instrument Number 20050128-0010427; all plat and survey matters shown on the Exhibit A in said Master Deed of record in Instrument Number 20050721-0084791, as re-recorded in Instrument Number 20050805-0092480, and as amended of record in Instrument Number 20051114-0136938; all of said Register's Office.

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

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **OLE SOUTH PROPERTIES, INC., a Tennessee Corporation,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is un-encumbered, except for the lien of the 2007 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 18th day of May, 2007.

BARNES CROSSING, LLC

BY: _____

John D. Floyd, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **John D. Floyd,** 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 **BARNES CROSSING, LLC, a Tennessee Limited Liability Company**, the bargainor, and that he as such **Chief Manager**, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained, by signing the name of the corporation by himself as its **Chief Manager**.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 18th day of May, 2007.

_____
NOTARY PUBLIC
My Commission Expires: 2/24/09

SHERI L. MORGAN NOTARY PUBLIC My Comm. Expires February 24, 2009 AT LARGE RUTHERFORD COUNTY, TN

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $540,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 18th day of May, 2007.

NOTARY PUBLIC

My Commission Expires: 2/24/09

SHERI L. MORGAN
NOTARY PUBLIC
My Comm. Expires
February 24, 2009
AT LARGE
RUTHERFORD COUNTY, TN