07-05-027

WARRANTY DEED

JUDY S. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

Subscribed and sworn to before me, this 11th day of June, 2007

Notary Public

MY COMMISSION EXPIRES: 9/20/08
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/13/07 14:52 3 pgs
Fees:18.00 Taxes:2590.00
20070613-0071055

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mt. View LLC	"New Owners"	171-00-0
(NAME)	(NAME)	(MAP)
761 Old Hickory Blvd. Suite 202		159.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Robert S. Biscan as to an undivided 1/2 interest and Mark A. Marshall as to an undivided 1/2 interest, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Mt. View LLC, a Tennessee limited liability company, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being Lot No. 2, on the plan of Resubdivision of Section 2, Highlands of Brentwood, of record in Book 7900, Page 674, Register's Office for Davidson County, TN. A/K/A:
Situated in Davidson County, State of Tennessee, and being further described as:

Being a parcel of land in the 32rd Councilmanic District of Davidson County, Tennessee and located east of Stonebrook Drive, south of Old Hickory Boulevard, and shown as Parcel 159 on Map 171-00 as evidenced in Instrument Number 20000914-0080441 as evidenced in the Register's Office for Davidson County, Tennessee (RODCT) and being more particularly described as follows:

BEGINNING at an iron pin located along the east margin of Stonebrook Drive said iron pin being the northwest corner of the property herein described and said iron pin being the southwest corner of Lot 1 of the Resubdivision of Section 2 of Highlands of Brentwood (Parcel 128) as evidenced in Plat Book 7900, page 674 and Deed Book 6542, page 456, (RODCT), thence:

1. along the north line of the property herein described and common to Lot 1, South 42 degrees 20 minutes East a distance of 110.00 feet, to an iron pin, thence:

2. continuing along the north line of the property herein described and common to Lot 1, South 70 degrees 01 minutes 00 seconds East a distance of 96.86 feet to an iron pin, thence:

3. continuing along the north line of the property herein described and common to Lot 1 South 43 degrees 20 minutes 00 seconds East a distance of 9.50 feet to an iron pin, thence:

4. continuing along the north line of the property herein described and common to Lot 1 North 48 degrees 31 minutes 07 seconds East a distance of 218.91 feet to an iron pin, thence:

5. continuing along the north line of the property herein described and common to Lot 1 North 74 degrees 45 minutes 49 seconds East a distance of 266.36 feet to an iron pin, thence:

6. continuing along the north line of the property herein described and common to Lot 1 North 87 degrees 20 minutes 58 seconds East a distance of 108.12 feet to an iron pin, thence:

7. continuing along the north line of the property herein described and common to Lot 1 South 55 degrees 21 minutes 59 seconds East a distance of 117.89 feet to an iron pin, thence:

8. continuing along the north line of the property herein described and common to Lot 1 South 45 degrees 12 minutes 53 seconds East a distance of 188.80 feet to an iron pin, thence:

9. continuing along the north line of the property herein described and common to Lot 1 South 27 degrees 32 minutes 27 seconds East a distance of 260.04 feet to an iron pin, and said iron pin being in the north line of Gables-Tennessee Properties (Parcel 35) as evidenced in Deed Book 9392, page 276 (RODCT), thence:

10. leaving the line common to Highlands of Brentwood, following the line common to Gables-Tennessee Properties North 87 degrees 27 minutes 00 seconds West a distance of 32.63 feet to an iron pin, thence:

11. continuing along the line common to Gables-Tennessee Properties North 87 degrees 21 minutes 28 seconds West (passing an iron pin at the northwest corner of Gables-Tennessee Properties, and said iron pin being the northeast corner of Shaw & Jones Masonry Co. (Parcel 31) as evidenced in Deed Book 10681, page 5 (RODCT) a total distance of 280.26 feet to a concrete monument, said concrete monument being the northwest corner of Shaw and Jones and said monument being the northeast corner of Brentwood Villa Phase 3B as evidenced in Plat Book 6900, page 329, (RODCT), thence:

12. following along the north line of Brentwood Villa, Phase 3B North 87 degrees 04 minutes 31 seconds West a distance of 535.00 feet to an iron pin, said iron pin being in the south line of the property herein described, thence;

13. continuing along the line common to Brentwood Villa Phase 3B and with the line common to Brentwood Villas Phase 3A as evidenced in Plat Book 6900, page 185, (RODCT) North 46 degrees 35 minutes 45 seconds West a distance of 261.27 feet to an iron pin, thence:

14. continuing along the line common to Brentwood Villa Phase 3A North 71 degrees 12 minutes 00 seconds West a distance of 50.00 feet to an iron pin, said iron pin being in the east margin of Stonebrook Drive and said iron pin being the southwest corner of the property herein described, thence:

15. following the east margin of Stonebrook Drive North 18 degrees 48 minutes 00 seconds a distance of 100.00 feet to an iron pin the BEGINNING, containing 6.581 acres more or less, according to a survey by Jesse E. Walker, RLS

Being the same property conveyed to Robert S. Biscan as to an undivided 1/2 interest and Mark A. Marshall as to an undivided 1/2 interest by Special Warranty Deed from Brentwood Hightop Limited Liability Company, a Tennessee Limited Liability Company, as Trustee for the partners both general and limited, dated March 29, 2001, of record in Instrument No. 20010402-0031721, Register's Office for Davidson County, Tennessee.

The legal description is the same as in the prior deed.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is (X) unimproved ( ) improved property, know as: Stonebrook Drive, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hand(s) this 11th day of June, 2007.

Robert S. Biscan

Mark A. Marshall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Robert S. Biscan and Mark A. Marshall with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 11th day of June, 2007.

Notary Public

My Commission Expires: 9/26/08

