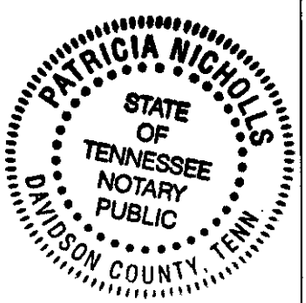
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 328,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2007

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William Regan	New Owners	Map 085
309 Riverstone Blvd.		Group 14-0-A
Nashville, TN 37214		Parcel 309.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Caliber Development Group, L.P.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

William Regan and wife, Judith J. Regan

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 Unit No. 22, on the Plan of Riverstone Condominiums, Phase Two, of record in Instrument 20010814-0087503, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Caliber Development Group, L.P. by deed from Riley, Russell, Cahn & Associates, of record in Book 10467, Page 32, dated May 22, 1997, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 6998, Page 839; Book 7245, Page 211; Book 11016, Page 159; Book 6998, Page 868; Book 7245, Page 250, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20010814-0087503, said Register's Office; (3) Sanitary Sewer Easements of record in Book 4786, Page 789 and Book 5166, Page 820, said Register's Office; (4) Storm Water Detention Agreement of record in Book 11016, Page 153, said Register's Office.

Power of Attorney of record in Instrument 20070510-0055963, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 309 Riverstone Blvd., Nashville, TN 37214

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.

Davidson County DEEDWARR
Recvd: 06/19/07 10:02 2 pgs
Fees:13.00 Taxes:1213.60
20070619-0073046

FILE BOX 45

Witness my hand this 15th day of June, 2007.

Caliber Development Group, L.P

BY: _____
Gary K. Pickens, Partner

BY: Keith W. Abrams by Gary Pickens His A/F
Keith W. Abrams, Partner
By: Gary K. Pickens, as
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gary K. Pickens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be a Partner of Caliber Development Group, L.P., the within named bargainer, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the said Gary K. Pickens as such Partner.

Witness my hand and official seal this the 15th day of June, 2007.

My Commission Expires: 1/24/09 _____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gary K. Pickens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for Keith W. Abrams, Partner of Caliber Development Group, L.P., the within named bargainer, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the said Keith W. Abrams, as such Partner, by Gary K. Pickens as Attorney-in-Fact.

Witness my hand and official seal this 15th day of June, 2007.

My Commission Expires: 1/24/09 _____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.