Davidson County DEEDWARR
Recvd: 06/21/07 14:22 3 pgs
Fees:18.00 Taxes:96.37
20070621-0074367

THIS INSTRUMENT PREPARED BY: **MUDTER, MORGAN & PATTERSON** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **(615) 383-4429** **File Box 9B - GEM**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $26,044.67. David Rowland Affiant Subscribed and sworn to before me, this 19th day of June, 2007. GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. Notary Public My Commission Expires: My Commission Expires JULY 19, 2008

LIMITED WARRANTY DEED

Address New Owner: David Rowland P.O. Box 158416 Nashville, TN 37215-8416	Send Tax Bills to: 2104 Crestmoor, LLC P.O. Box 150262 Nashville, TN 37215	Tax Information: Map: 117-10 Parcel: 132

This instrument was prepared from information supplied by the parties without benefit of a title search for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

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, 2104 CRESTMOOR, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DAVID ROWLAND ("Grantee"), his heirs and assigns, an undivided one-half of one percent (.50%) interest in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property known as 2104 Crestmoor Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and his heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer(s), on this 19th day of June, 2007.

2104 CRESTMOOR, LLC, a Tennessee limited liability company

By: _____
Ben H. Willingham, III, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ben H. Willingham, III, 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 Chief Manager of 2104 Crestmoor, LLC, a Tennessee limited liability company, the maker or its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of June, 2007.

_____
Notary Public

My Commission Expires: _____

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Exhibit "A"
Legal Description

BEING a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee located on the southerly margin of Crestmoor Road west of Hillsboro Road being a portion of Lot No.2 as shown on Plan of Block B, Hillsboro Views of record in Plat Book 974, page 65, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Crestmoor Road, said point being N 86 degrees 54 minutes 53 seconds W, 235.56 feet along said margin from the west end of the southwest return at Hillsboro Road;

THENCE, leaving Crestmoor Road with the west line of Hook-Super X, Inc., of record in Deed Book 7067, page 886, Register's Office for Davidson County, Tennessee, S 03 degrees 05 minutes 07 seconds W, 170.05 feet;

THENCE, with the north line of Green Hills Mall, LLC, N 87 degrees 37 minutes 20 seconds W, 100.01 feet;

THENCE, with the east line of 2106 Building, LLC, N 03 degrees 05 minutes 07 seconds E, 171.29 feet to the southerly margin of Crestmoor Road;

THENCE, with said margin, S 86 degrees 54 minutes 53 seconds E, 100.00 feet to the point of beginning, containing 17,067 square feet or 0.39 acres, more or less.

BEING the same property conveyed to 2104 Crestmoor, LLC, a Tennessee limited liability company, as to an undivided seventy-five (75%) percent interest, by quitclaim deed from Nathaniel J. Greene and Robert Kyle Trent of record as Instrument No. 20061120-0143445, Register's Office for Davidson County, Tennessee and being the same property conveyed to United Crestmoor, LLC, a Tennessee limited liability company as to an undivided twenty-five (25%) percent interest, by Special Warranty Deed from Nathaniel J. Greene and Robert Kyle Trent of record as Instrument No. 20061120-0143443 and by quitclaim deed from Nathaniel J. Greene and Robert Kyle Trent of record as Instrument No. 20061120-0143446, Register's Office for Davidson County, Tennessee.

Permitted Encumbrances

1. Real property taxes for 2007, a lien, but not yet due and payable.

2. All matters appearing on the Plat of record in Book 974, pages 64 and 65, Register's Office for Davidson County, Tennessee.