Send Tax Statements To:
Same

This Instrument Prepared By:
Howard W. Wilson, Attorney
StoneCrest Title & Escrow Co., LLC
2650 Memorial Blvd., Ste A
Murfreesboro, TN 37129

Name and Address of New Owners:
Signature Partnership, LLC
2722 Lascassas Pike
Murfreesboro, TN 37130

Map and Parcel Number:
P/O 150-00-0-130.00,
P/O 150-00-0-129.00 &
P/O 150-00-0-131.00

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/07 11:22 3 pgs
Fees:18.00 Taxes:1063.38
20070802-0091937

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

FOR AND IN CONSIDERATION of the sum of TEN AN N0/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **FISCHER & FORD GROUP, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has this day bargained and sold and does hereby transfer and convey unto **SIGNATURE PARTNERSHIP, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, forever, the following described real estate of Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being all of Lot Nos. 86, 108, 114, 116, 118 & 158, Phase One, Keeneland Downs, RS10 Cluster Lot Subdivision, according to plat appearing of record in Instrument No. 20070612-0070162, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

BEING a portion of the property conveyed to Fischer & Ford Group, LLC, a Tennessee limited liability company, by Warranty Deeds from Joseph Ransom and wife Opal Ransom, dated November 12, 2004, appearing of record in Instrument No. 20041130-0142531, from Richard A. Lewis, married, dated January 31, 2005, appearing of record in Instrument No. 20050203-0013019 and from Kent Burgess and wife, Billie Beth Burgess, dated April 5, 2005, appearing of record in Instrument No. 20050406-0038120, all of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to declaration of covenants, restrictions and conditions contained in instrument of record in Instrument No. 20050428-0047256; Easement to Colonial Pipeline of record in Book 3570, page 15; Easement to BellSouth Telecommunications, Inc. of record in Instrument No. 20070625-0075335; Right of Way Deeds of record in Book 2544, page 388 and Book 2544, page 450; Stormwater Detention Agreement of record in Instrument No. 20051026-0129107; to any and all matters shown on said plat of record in Instrument No. 20070612-0070162; all of said Register's Office.

This is unimproved property known as Lot Nos. 86, 108, 114, 116, 118 & 158, Keeneland Downs, Antioch, TN.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate, title and interest thereto belonging unto the said Grantee, its successors and assigns, forever; and Grantor 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 unencumbered, except for the lien of the 2007 real property taxes which have been prorated between the parties and are assumed by the Grantee; and Grantor further covenants and binds

itself, its successors and assigns to forever warrant and defend the title to the said real estate to the Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 1st day of August, 2007.

FISCHER & FORD GROUP, LLC, a Tennessee limited liability company

By: JAMES M. FISCHER, JR., Chief Manager

By: JAMES A. FORD, Secretary

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared James M. Fischer, Jr., 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 Fischer & Ford Group, LLC, a Tennessee limited liability company, and that as he such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 1st day of August, 2007.

NOTARY PUBLIC
My Commission Expires: 1/23/2011

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared James A. Ford, 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 Secretary of Fischer & Ford Group, LLC, a Tennessee limited liability company, and that as he such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Secretary.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 1st day of August, 2007.

NOTARY PUBLIC
My Commission Expires: 1/23/2011

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $287,400.00, 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 1st day of August, 2007.

NOTARY PUBLIC
My Commission Expires: 1/23/2011

Maria F. Guess
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Mail After Recording To:
StoneCrest Title & Escrow Co., LLC
2650 Memorial Blvd., Ste A
Murfreesboro, TN 37129