THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $279,000.00. Affiant Subscribed and sworn to before me this 15th day of August, 2007. Notary Public My Commission Expires: 11-22-08

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 26947-08-2007

RECORD & RETURN TO:
Southern Title Services
1517 Hunt Club Blvd #100
Gallatin, TN 37066

Davidson County DEEDWARR
Recvd: 08/17/07 10:09 2 pgs
Fees:13.00 Taxes:1032.30
20070817-0098441

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Donald A. Porter, Jr. and Anne Marie Thompson 320 Old Hickory Blvd., #501 Nashville, TN 37221	New Owners	Map and Parcel No.: 128120A028.00CO

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, **Barrett D. Conner, unmarried and Loren P. Robicheaux, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donald A. Porter, Jr. and wife, Anne Marie Thompson** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 320 Old Hickory Blvd., #501, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 on the 15th day of August, 2007.

Barrett D. Conner

Loren P. Robicheaux

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Barrett D. Conner and Loren P. Robicheaux**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2007.

Notary Public

My Commission Expires:

NICHOLAS S. AKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 28 Building 5, together with the appurtenant interest in the common elements of Section 5, Phase 1A Eagle Ridge At The Reserve, a horizontal property regime established by Master Deed, of record in Instrument No. 20011011-0110875, amended in Instrument No. 20020313-0031651, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the amendment to the aforementioned Master Deed.

Being the same property conveyed to Barrett D. Conner and Loren P. Robicheaux, both unmarried by deed dated August 1, 2002 from Eagle Ridge At The Reserve, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20020807-0095344, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Eagle Ridge At The Reserve Homeowner's Association, Inc. of record in Instrument No. 20010112-0003836, amended in 20010112-0003839, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Eagle Ridge At The Reserve, of record in Instrument No. 20011011-0110875, amended in Instrument No. 20020313-0031651, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 7900, pages 896-898, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20041019-125465, Register's Office for Davidson County, Tennessee.
6. Easement for drainage of record in Book 7861, page 559, Register's Office for Davidson County, Tennessee.
7. Easement for drainage of record in Book 8083, page 534, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20001103-0109348, Register's Office for Davidson County, Tennessee.
9. Option Agreements recorded in Book 5074, page 856, Register's Office for Davidson County, Tennessee. Conditional Release in Instrument No. 200008310086324.
10. Option Agreement recorded in Book 9600, page 924, Register's Office for Davidson County, Tennessee.
11. Easement agreement in Book 5074, page 945, Register's Office for Davidson County, Tennessee.