WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/08/07 11:00 2 pgs
Fees:13.00 Taxes:1129.21

20071108-0131902

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 305,191.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2007

Notary Public:

MY COMMISSION EXPIRES: May 2, 2010
(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:
Tish Bowers	NEW OWNER	Parcel ID:
816 Cedar Stone Way		09602007400
Nashville, TN 37214		

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

Donelson Cedarstone Associates II, L.P.

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

Tish Bowers and Emily Mitchell, both unmarried

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. 9, on the Plan of The Bluffs of Cedarstone of record in Master Deed of record in Instrument 20070625-0075380, and amended in Instrument 20070720-0086753, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Donelson Cedarstone Associates II, L.P., a Tennessee limited partnership by Quitclaim Deed from Donelson Cedarstone Associates, L.P., a Tennessee limited partnership, of record in Instrument 20061006-0124723, said Register's Office. See also deed of record in Instrument 20050623-0072215, said Register's Office.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Instrument 20070625-0075380, and Instrument 20070720-0086753, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20070625-0075380, and amended in Instrument 20070720-0086753, said Register's Office; (3) Sanitary Sewer Easements of record in Book 5223, Page 479; Book 4872, Page 55; Book 4872, Page 49; Book 4797, Page 942; Book 9781, Page 299; Instrument 20060815-0100309; Instrument 20060407-0040205; and Instrument 20061122-0144864, said Register's Office; (4) Flowage Easement of record in Book 2274, Page 528, said Register's Office; (5) Ingress and Egress Easement of record in Book 3499, Page 531, said Register's Office; (6) 20 Foot Roadway Easement of record in Book 1558, Page 359, said Register's Office; (7) Water Main Easement of record in Book 9781, Pages 303 and 307, said Register's Office; (8) Declaration of Reciprocal Easements of record in Instrument 20061006-0124722, said Register's Office; (9) Storm Water Detention Agreement of record in Instrument 20060815-0100303, and Instrument 20060406-0039502, 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 816 Cedar Stone Way, 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.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Witness my hand this 7th day of November, 2007.

Donelson Cedarstone Associates II, L.P.
By: Donelson Cedarstone, LLC, its
Managing General Partner

BY: _____
Jay Rosenblum, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Jay Rosenblum, 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 Secretary of Donelson Cedarstone, LLC, General Partner of Donelson Cedarstone Associates, II, L.P., the within named bargainer, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of November, 2007.

My commission expires: 3/7/11

_____
Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.