Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant 11/2/07

Subscribed and sworn to before me, this 1st day of November, 2007.

Notary Public
My commission expires: 11-22-2010

My Commission Expires November 22, 2010

Davidson County DEEDWARR
Recvd: 11/13/07 11:17 2 pgs
Fees:13.00 Taxes:425.50
20071113-0132878

Address of New Owner:	Send Tax Bills to:	Tax Information
African & American Healthcare 1401 Sixpence Place, aka 744 Heritage Drive Madison, TN 37115	New Owner	42-7-A-110.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ross Winchel,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **African & American Healthcare Foundation,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 459, PHASE FOUR, HERITAGE SQUARE, as shown on plat of record in Plat Book 6250, Page 178, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Special Warranty Deed from The Secretary of Veterans Affairs, an Officer of the United States of America to Ross Winchel as recorded on the 10th day of September, 2007 in Instrument No. 20070910-0108149 and Trustee's Deed from Aaron Squyres as Successor Trustee and Crystanna Duffy as Co-Trustee to The Secretary of Veterans Affairs, an Officer of the United States of America as recorded on the 2nd day of January, 2007 in Instrument No. 20070102-0000593, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE FOUR, HERITAGE SQUARE, as recorded in Plat Book 6250, Page(s) 178, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 2) Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 6407, Page 59 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 3) Charter of Heritage Square, Inc. recorded in Book 7894, Page 686. 5) The following note is incorporated herein for information purposes only and is not part of the exceptions from coverage (Schedule B-II of the commitment and Schedule B-I of the policy): The following deed(s) affecting said land were recorded within Twenty four (24) months of the effective date of this commitment: Trustee's Deed recorded at Instrument No. 20070102-0000593; Deed recorded in Book 9707, Page 699 and Special Warranty Deed recorded at Instrument No. 20070910-0108149.

This property is improved property known as 1401 Sixpence Place, aka 744 Heritage Drive, Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this the 1st day of November, 2007.

Ross Winchel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ross Winchel**, the bargainor(s), 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 and official seal at Franklin, Tennessee, this the 1st day of November, 2007.

Notary Public

My Commission expires: _____

STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires November 22, 2010

FILE NO: TN2007100593