Davidson County DEEDWARR
Recvd: 11/20/07 13:16 3 pgs
Fees:18.00 Taxes:3480.78
20071120-0135957

THIS INSTRUMENT PREPARED BY:
G. Philip Anderson, Attorney
5409 Maryland Way
Suite 105
Brentwood, Tennessee 37027
615/377-9370

WARRANTY DEED

FROM: ENERGY SMART HOMES, LLC

TO: HICKS ROAD DEVELOPMENT, LLC

Address New Owner:	Send Tax Bills To	Map/Parcel Nos.
Hicks Road Development, LLC 8521 Windolyn Circle Bartlett, TN 38134	Same	128-00-0-038.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is Nine Hundred Forty Thousand Seven Hundred Fifty Dollars and 00/100 ($940,750.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 19TH day of November, 2007.

MICHAEL M. WARDLOW
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 9-15-10

Notary Public

My Commission Expires:

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, **ENERGY SMART HOMES, LLC,** a Tennessee limited liability company, as Grantor has bargained and sold, and by these presents does transfer and convey unto the said **HICKS ROAD DEVELOPMENT, LLC,** a Tennessee limited liability company, the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> LAND in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Alley and Brown, Engineers, November 27, 1968, as follows:
>
> BEGINNING a concrete monument in the right-of-way of Hicks Road, said point being the southwest corner of the Hannie Maie Smith property of record in Book 2270, page 169, Register's Office for said County; thence running with a curve to the left having a radius of 597.97 feet, 19.80 feet to an iron pin; thence North 3 degrees 10 minutes East 167.60 feet to an iron pin; thence North 83 degrees 50 minutes West 132.00 feet to an iron pin; thence South 3 degrees 10 minutes West 169.40 feet to an iron pin; thence with the right-of-way of Hicks Road, along a curve to the right having a radius of 611.63 feet, 535.34 feet to a point; thence continuing along said right-of-way North 34 degrees 50 minutes West 589.80 feet to a point; thence continuing along said right-of-way with a curve to the left having a radius of 979.95 feet, 232.64 feet to a point; thence North 41 degrees 34 minutes East 20.00 feet to a point; thence with a curve to the left having a radius of 999.95 feet, 85.45 feet to a point; thence North 53 degrees 20 minutes West 63.90 feet to a point; thence with a curve to the right having a radius of 591.63 feet, 50.65 feet to a point; thence South 41 degrees 35 minutes West 5.00 feet to a point; thence with a curve to the right having a radius of 596.63 feet, 93.72 feet to a point; thence North 28 degrees 41 minutes West 115.00 feet to a concrete monument; thence North 15 degrees 13 minutes East 577.08 feet to a concrete monument; thence along an existing fence line, South 63 degrees 03 minutes East 364.04 feet to an iron pin; thence continuing along said existing fence line, North 89 degrees 38 minutes East 264.02 feet to a concrete monument and corner post; thence continuing along an existing fence line, South 3 degrees 10 minutes West 1,544.04 feet to the point of beginning, and containing 36.256 acres, more or less.

Being all the same property conveyed to Energy Smart Homes, LLC by deed from Garth Fort Fails, Elijah F. Merritt, Terence N. Fails, Jr., Louise Clark Merritt, G. Stroud Merritt, III, Kendall Hooker Hinote, Dara Wimbley Hooker, Dudley Clark Fort, Jr., Macrae Linton, Leontine LaPointe, Chloe Fort Lenderman, Christopher Lawrence Fort, Ellen Livingfield More, Arthur G. Fort, II, Cornelia Fort Linton, Julia Warfield Fort Lowe,

and Garth Frierson Fort, of record at Instrument No. 20071120 0135908

This is unimproved property, known as 0 Hicks Road, Nashville, Tennessee, 37221.

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, its successors and assigns forever. And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered. Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 19th day of November, 2007.

ENERGY SMART HOMES, LLC

By: _____
G. Philip Anderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **G. PHILIP ANDERSON,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized by resolution of the Company, and that he executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as authorized.

Witness my hand at Brentwood, Tennessee, this 19th day of November, 2007.

MICHAEL M. WARDLOW
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
Comm. Exp. 9-15-10

_____
Notary Public

My Commission Expires:

_____