This Instrument Was Prepared By:
Mooreland Title Company, LLC
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/15/08 09:18 3 pgs
Fees:18.00 Taxes:1076.29

20080115-0004365

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $290,890.00.

Affiant

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Subscribed and sworn to before me, this 10th day of January, 2008.

Notary Public

My Commission Expires: 1-20-10

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Gerald J. Gardiner 7308 Riverfront Drive Nashville, TN 37221	JP Morgan Chase Bank, NA 5409 Maryland Way, Suite 202 Brentwood, TN 37027	126-160-A-588.00CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Celebration Homes, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gerald J. Gardiner and wife Lisa M. Gardiner,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 255 on the Final Plat of Riverwalk, Phase 4B, as of record in Instrument No. 20060907-0110507, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Celebration Homes, LLC, by deed from Riverwalk Development Partners, Inc., dated 12-13-07, of record in Instrument No. 20080115 0004363, Register's Office for Davidson County, Tennessee.

This conveyance in made subject but not limited to the following:

SEE ATTACHED EXHIBIT "A"

This is improved property known as: 7308 Riverfront Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 10th day of January, 2008.

Celebration Homes, LLC

By: Amber Pratt
Amber Pratt, Vice-President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named **Amber Pratt,** with whom I am personally acquainted, and who upon his/her oath, acknowledged herself to be the Vice-President of Celebration Homes, LLC, the bargainor, a Tennessee Corporation, and that she as such Vice-President, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Corporation by herself as such Vice-President.

Witness my hand, at Brentwood, Tennessee, 10th day of January, 2008.

Linda J. Ott
NOTARY PUBLIC

My Commission Expires: 1-30-10

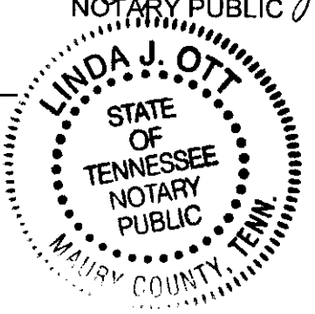


EXHIBIT "A"

Permitted Encumbrances

1. County Taxes for 2007, have been pro-rated and paid by Grantor, all subsequent years, a lien not yet due and payable.

2. Plan of Newsom Land of record at Plat Book 1, Page 25, and in Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee.

3. Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, Page 375 and in Book 787, Page 7, Register's Office for said County.

4. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, Register's Office for said County, and Book 4226, Page 715, Register's Office for said County.

5. Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647, Register's Office for said County.

6. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Page 315; 318 and 324, Register's Office for said County.

7. Restrictive Covenants of record in Instrument No. 20011105-0121083, Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.

8. Declaration of Road & Utilities access easement of record in Instrument No. 20010706-0072536, Register's Office for said County.

9. Stormwater Detention Agreement of record in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143687, Register's Office for said County.

10. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for said County.

11. Charter Right of Way for CSX Transportation Railroad.

12. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.

13. By-Laws of record in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee.

14. All matters on plan of record in Instrument No. 20060907-0110507, Register's Office for Davidson County, Tennessee.

15. Agreement for Public Utilities Easement of record in Instrument No. 20040812-0097619, Register's Office for Davidson County, Tennessee.