Davidson County DEEDWARR
Recvd: 01/25/08 09:13 2 pgs
Fees:13.00 Taxes:55.50
20080125-0007913

THIS INSTRUMENT PREPARED BY:
John A. Beam, III
Attorney-at-law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Eaton's Creek Park Real Estate Investors Fund, LLC ("GRANTOR")

TO: E. C. Housing, LLC ("GRANTEE")

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
P.O. Box 280240 Nashville, TN 37228	E. C. Housing, LLC P.O. Box 280240 Nashville, TN 37228	058090A03500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of One Dollar ($1.00) and other valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Eaton's Creek Park Real Estate Investors Fund, LLC, a Tennessee limited liability company, has bargained and sold, and by these presents does transfer and convey unto E. C. Housing, LLC, a Tennessee limited liability company, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 35 on the Plan of Creekside Trails, Phase 2, of record in Instrument No. 200207090082562, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Eaton's Creek Park Real Estate Investors Fund, LLC, by deed from Affordable Housing Resources, Inc., of record in Deed Book 10996, Page 941, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. C. Housing, LLC, its successors and assigns, forever.

And it does covenant with the said E. C. Housing, LLC that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as follows:

1. 2007 Davidson County taxes.

2. All matters on the Plan of Creekside Trail, Phase 2 of record in Instrument #20000426-0041282 as amended in Instrument Number 20020709-0082562, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Instrument No. 20000915-0092002; Supplement amendment of record in Instrument No. 20011025-0117168 and Second Supplement amendment of record in Instrument No. 20020828-0103983, Register's Office for Davidson County, Tennessee.

4. Subject to Charter of Eaton's Creek Park Homeowners Association of record as Instrument No. 20011126-0128291, Register's Office for Davidson County, Tennessee.

5. Subject to Charter of Eaton's Creek Park Real Estate Investors Fund, LLC of record in Book 10871, Page 532, Register's Office for Davidson County, Tennessee.

6. **Easements for water mains and appurtenances of record in Book 6255, page 578, Register's Office for Davidson County, Tennessee.**

7. Easement for sanitary sewers and/or storm drainage of record in Book 8326, page 230, Register's Office for Davidson County, Tennessee.

8. Subject to Storm Water Detention Agreement of record as Instrument No. 20001011-0100954, Register's Office for Davidson County, Tennessee.

9. Subject to the flow of Eaton's Creek and branches thereof.

10. No insurance is offered those portions of the premises enclosed within the bounds of Eaton's Creek Road.

11. Subject to the rights of others in and to the common areas and/or elements of Creekside Trails.

12. Subject to Temporary Construction Easements as set forth in Consent Judgment and Final Decree under Circuit Court for Davidson County, Tennessee, Docket No. 90C-3345.

13. Subject to lien for special assessments as contained in the restrictions.

14. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

And it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said E. C. Housing, LLC, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand as an authorized officer of the corporation this 23rd day of January, 2008.

EATON'S CREEK PARK REAL ESTATE
INVESTORS FUND, LLC

By: _____
John A. Beam, III, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of said State and County, John A. Beam, III, with whom I am personally acquainted, and who acknowledged that he is the Chief Manager of EATON'S CREEK PARK REAL ESTATE INVESTORS FUND, LLC, and is authorized to execute this instrument on behalf of the company and that as such he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of January, 2008.

_____
NOTARY PUBLIC

REGINA M. KEITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 9-19-09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

_____
AFFIANT

Subscribed and sworn to before me this 23 day of January, 2008.

_____
NOTARY PUBLIC

REGINA M. KEITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 9-19-09