Davidson County DEEDWARR
Recvd: 01/25/08 09:16 2 pgs
Fees:13.00 Taxes:55.50
20080125-0007916

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	058090A01200CO

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. 12 on the Plan of Creekside Trails, Phase 1, of record in Instrument No. 200010260106269, 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. Stormwater Detention Agreement of record as Instrument Number 20001011-0100954, said Register's Office.
3. Restrictions of record as Instrument Number 20000915-0092002, said Register's Office NOR-94-21787.
4. Subject to matters shown on Plan of record as Instrument Number 20000126-0106269, said Register's Office.
5. Subject to matters shown on Plan of record as Instrument Number 20000426-0041282, said Register's Office.
6. Matters shown on survey dated April 5, 2000, of Jeffrey K. Kimbro, Thornton & Associates, 1615 Haynes Meade Circle, Nashville, Tennessee, R.L.S. No. 1756.
7. Rights of tenants in possession under unrecorded lease(s).
8. Easement(s) for Water Mains and Appurtenances, as set forth in instrument recorded in Book 6255, page 578, said Register's Office.
9. Sanitary Sewers and/or Storm Drainage Easement(s) as set forth in instrument recorded in Book 8326, page 230, said Register's Office.

10. Easement for the flow of Eaton's Creek and branch.

11. Temporary construction easements as set forth in Consent Judgment and Final Decree under Circuit Court Docket No. 90C-3345.

12. Rights of others in and to the common areas and elements.

13. Lien for special assessments as set forth in said restrictions.

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

My Commission Expires: 9-19-09

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

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

My Commission Expires: 9-19-09

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