THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27727-05-2008** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $339,000.00 Affiant Subscribed and sworn to before me this 9th day of June, 2008. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: E & C Homes Partners, a Tennessee general partnership 2817 West End Avenue, Suite 126-217 Nashville, TN 37203	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 131030141.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer L. Schuberth, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **E&C Homes Partners, a Tennessee general partnership,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1821 Shackleford Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of June, 2008.

Jennifer L. Schuberth

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jennifer L. Schuberth**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2008.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2012

Davidson County DEEDWARR
Recvd: 06/10/08 14:08 2 pgs
Fees:13.00 Taxes:1254.30

20080610-0059782

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 34 on the unrecorded portion of the Plan of Birdhaven, described according to a survey made by J. Douglas Roach, dated August 28, 1946, as follows:

Beginning at the southeast corner of Shackleford Road and Glendale Lane or Lone Oak Road; THENCE with the southerly margin of Shackleford Road, eastwardly 79.4 feet, more or less, to the corner of Lot Nos 34 and 35; THENCE, with the line between said two lots, southwardly 191.7 feet to the northerly line of the Neil Hunt Subdivision, as of record in Book 974, page 19, said Register's Office; THENCE, with said line, westwardly 79 feet to the easterly margin of Glendale Lane or Lone Oak Road; THENCE, with same northwardly 200 feet to the beginning.

Being the same property conveyed to Jennifer L. Schuberth, an unmarried woman by Warranty Deed dated May 5, 2006 from Bennie C. Rogers, III., Unmarried of record in Instrument No. 20060508-0053410, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.