This Instrument Prepared By:

Yost Robertson Nowak PLLC
133 Holiday Court, Suite 208
Franklin, TN 37067

Portion of Map 128 Parcel 03600

Send Tax Bills To:
NEW OWNERS

NEW OWNER:
R. LYNN BUFF and KAREN L. TOLES
222 Still Spring Hollow Court
Nashville, TN 37221-2131

MORTGAGEE:
NONE

Davidson County DEEDWARR
Recvd: 07/17/08 08:56 3 pgs
Fees:18.00 Taxes:355.20
20080717-0073185

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Oakland Investments LTD., a Delaware corporation, and Trianon Developments LTD., a Delaware corporation, Grantor, has bargained and sold and by these presents does transfer and convey unto R. LYNN BUFF and KAREN L. TOLES, as joint tenants with right of survivorship and not as tenants in common, Grantees, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

> Being Lot No. 29 and Lot No. 30 on the Final Plat of Phase 3 Section 1 Still Springs Ridge, of record at Instrument No. 20080710-0071072, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being a portion of the same property conveyed to Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Oakland Investments LTD., a Delaware corporation, and Trianon Developments LTD., a Delaware corporation, by deed of record in Book 7907, page 635, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees that Grantor is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows:

1) Matters shown on the Boundary Plat of Still Spring Hollow of record in Book 6900, pages 991 and 992, Register's Office of Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions as set forth in instrument of record in Book 7963, page 400, Register's Office of Davidson County, Tennessee; as amended in Book 8179, page 464, said Register's Office;
3) By-Laws of Still Spring Hollow Owners Association of record in Book 8294, page 40, Registers' Office of Davidson County, Tennessee;
4) Charter of Still Spring Hollow Owners Association of record in Book 7930, page 909, Register's Office of Davidson County, Tennessee;
5) Matters shown on the PUD Boundary Plat of Still Springs Ridge of record at Instrument No. 20070814-0097044, Register's Office of Davidson County, Tennessee; as corrected at Instrument No. 20070912-0109602, said Register's Office;
6) Matters shown on the plan of Phase 3 Section 1 Still Springs Ridge of record at Instrument No. 20080710-0071072, Register's Office of Davidson County, Tennessee.
7) Declaration of Covenants, Conditions and Restrictions for Phase 3, Section I, Still Springs Ridge of record at Instrument No. 20080626-0065754, Register's Office of Davidson County, Tennessee;
8) Inspection and Maintenance Agreements for Private Stormwater Management Facilities of record at Instrument No. 20070925-0114135 and Instrument No. 20080117-0005525, Register's Office of Davidson County, Tennessee.
9) Said property is classified agricultural and may be subject to rollback taxes under the provisions of the Agricultural, Forest and Open Space Land Act of 1976, T.C.A. Section 67-5-1001 through 67-5-1009. Any and all rollback taxes will be paid by Grantor when due.
10) Taxes for 2008 are a lien not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantor when due.

AND GRANTOR DOES FURTHER COVENANT and bind itself its successors and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 16 day of July, 2008.

GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, A Tennessee general partnership

BY: TRIANON DEVELOPMENTS LTD., A Delaware corporation, Managing General Partner

BY: _____

TITLE: _____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared FRED M. STEVENHAGEN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of TRIANON DEVELOPMENTS LTD., the managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, a Tennessee general partnership, and is authorized by TRIANON DEVELOPMENTS LTD., as managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, to execute this instrument on behalf of TRIANON DEVELOPMENTS LTD., as managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP.

Witness my hand and seal, at office in Franklin, TN, this 16th day of July, 2008.

Gale P. Luttrell
NOTARY PUBLIC

GALE P. LUTTRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3-28-2010

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is NINETY-SIX THOUSAND AND NO/100 DOLLARS ($96,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16 day of July, 2008.

Gale P. Luttrell
NOTARY PUBLIC

GALE P. LUTTRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3-28-2010