WARANTY DEED

GRANTOR:
Fairfax Investment Co, LP
c/o Charles C. Burridge
3016 Hedrick Street
Nashville, TN 37203

GRANTEE:
Flomac Properties, LLC
c/o Santos Flotildes
239 Whitney Run
Buda, TX 78610

SEND TAX BILL TO:
Whitland Avenue Business Trust
c/o Charles C. Burridge
3016 Hedrick Street
Nashville, TN 37203

MAP PARCEL NO.
103-16 0E 005.00

APPENDIX H
FORM FOR OATH

State of Texas
County of Travis

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 127,500.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed to before me on this the 22 day of August 2008

5-19-10
Comm. Exp.

Notary Public

CYNTHIA GIPSON
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-19-10

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For good and valuable consideration paid and received, the Grantor, Fairfax Investment Company, L.P., a Tennessee limited partnership, has bargained and sold and by these presents does transfer and convey unto the Grantee, Flomac Properties, LLC, a Texas Limited Liability Company, its heirs, successors and assigns, that certain real property and improvement thereon, described as follows:

Land in Davidson County, Tennessee being Unit No 5 as shown on the Plat of Whitland Place Condominium, of record in Book 5200, page 597, Register's Office for Davidson County, Tennessee, together with an undivided 2.85% interest in the common elements of the Whitland Place Homeowners' Association, as described in Book 6131, page 722, et seq., said Register's Office.

This conveyance is subject to all matters of record, including: (1) a master deed establishing a horizontal Property Regime of the Whitland Place homeowners Association of record in book 6131, page 722; (2) a sewer easement of record in Book 3464, page 278; the plat of the Whitland Place condominium of record in book 5200, page 597; (3) restrictions of record in book 6350, page 278; and (4) a lease agreement of record in book 6051, page 518 all in said Register's Office.

Being the same property conveyed to the Grantor herein by a Warranty Deed of record in book 10575, page 489, in said Register's Office.

This is improved property commonly known as: 3901 Whitland Avenue, Unit #5, Nashville, Tennessee, 37205.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, it heirs, successors and assigns forever. And the Grantor covenants with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same in unencumbered, except as stated above. And the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hands on this the 22nd day of August, 2008.

Davidson County DEEDWARR
Recvd: 08/25/08 10:55 2 pgs
Fees:13.00 Taxes:471.75
20080825-0087081

Fairfax Investment Company, L.P., Grantor

By: Charles C. Burridge
Charles C. Burridge, Gen. Partner

State of Tennessee
County of Davidson

Personally appeared before me, David Heyburn, of said county, the within named Grantor, with whom I am personally acquainted, and who acknowledged that he, as general partner of the Grantor having full authority to execute the within instrument did so on behave of the partnership for the purposes therein contained.

Witness my hand, at office, this 22 day of August, 2008.

comm. exp. 11.14.09

Notary Public

DAVID HEYBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY:
Charles C. Burridge, Atty
3016 Hedrick Street
Nashville, Tennessee 37203
BPR 9912 615-385-2268